



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Katana House, Fort Fareham, Newgate Lane,
Fareham Hampshire PO14 1AH
Ground Floor Offices**



KEY FEATURES

2,273 sq. ft.(211.17 sq. m.)

Ground floor offices

Air Conditioned

Allocated parking

Shared entrance

Close to Junction 10 & 11 M27

Call us on: **01329 220 111**

Visit: www.hlp.co.uk

Hellier Langston

Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

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Description

The property comprises a three-storey detached building with each floor being a separate air-conditioned office. The suites are largely open plan and have their own WCs and kitchen areas. The property is accessed via a shared entrance. Allocated parking is within the shared car park immediately in front of the building.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. m.	sq. ft.
Ground Floor	211.17	2,273

Terms

Available on a new full repairing and insuring lease on terms to be agreed. A service charge is levied for communal costs approx. £3.00 per sq.ft pa.

Rent

£11.50 per sq. ft.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Offices and premises - £32,750

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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Location

Fort Fareham Industrial Estate is located at the northern end of Newgate Lane and is an established business centre in Fareham's Primary industrial location. The site offers easy access to Junction 11 of the M27 with Southampton to the west and Portsmouth to the east.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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Patrick Mattison
t: 01329 220111
m: 07926 581464
e: patrick@hlp.co.uk

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