



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE

**F5 Fareham Heights, Standard Way,
Fareham, Hampshire PO16 8XT
Modern Self-contained Offices**



KEY FEATURES

1,211 sq. ft. (112.45 sq. m.)

Popular business park location

Open plan accommodation

Close to J11, M27

Excellent car parking

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

For Sale

Modern Self-contained Offices

Description

The development comprises a number of individual office units, some of which have been sub-divided, but all constructed with main walls in brick/block cavity work beneath pitched slate clad roofs. There is excellent onsite parking, together with landscaped areas etc.

Unit F5 has accommodation arranged on two floors, and has the benefit of the following:-

- Carpeting throughout
- Suspended ceilings
- WC and kitchenette on each floor
- Gas fired central heating
- 8 Car parking spaces

Accommodation

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

	sq. ft.	sq. m.
Ground Floor	589	54.71
First Floor	622	57.74
Total:	1,211	112.45

Price

Freehold £200,000.

VAT

The property is not elected for VAT.

Rateable Value

Office and premises

Ground Floor - £8,000

First Floor - £8,500

Source:

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

Energy Performance Certificate

Rating – C55

Legal Costs

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

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Location

Fareham Heights is located off Standard Way, approximately 2 miles north of Fareham Town Centre and approximately ¾ mile west of Junction 11 of the M27 which provides access to both Portsmouth and Southampton.

The development is also approximately 2 miles from Fareham's mainline Railway Station.

Existing occupiers on the estate include several professional and financial companies.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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