

FOR SALE/TO LET - OFFICE



19B Picton House, Hussar Court, Waterlooville PO7 7SQ

2,221 Sq Ft (206.33 Sq M)

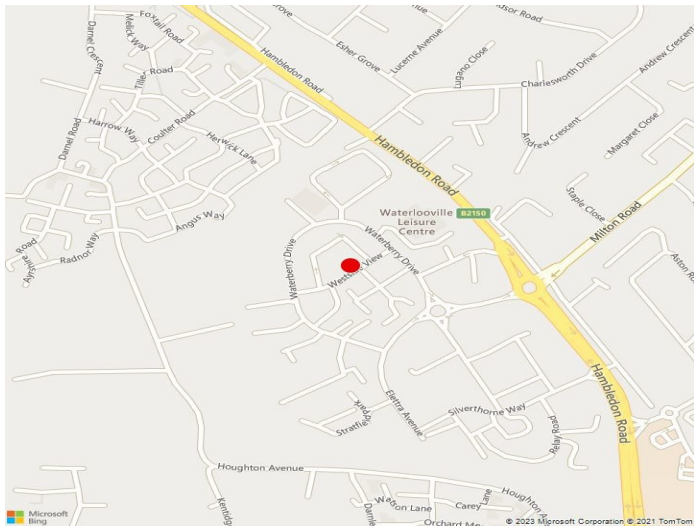
Guide price £320,000/£26,500 per annum exclusive

REFURBISHED OFFICES FOR SALE OR TO LET

- 10 CAR SPACES
- 2,221 SQ FT

Location

The property stands within the successful Hussar Court development managed by Country Estates and forms part of the Brambles Business Park, Waterlooville. It is conveniently located only 1/2 a mile from the town centre, 1 1/2 miles from the A3(M) and 4 miles from the A27/M27.



Description

The premises are first floor offices of a two storey building. The office is currently being refurbished and will have the benefit of suspended ceilings, LED lighting, carpeting, WC, kitchen facilities and 10 allocated car parking spaces.



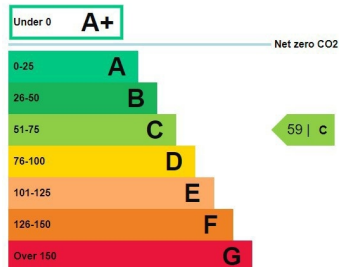
Accommodation

Accommodation	sq ft	sq m	Rent
Office	2,221	206.33	
Total Area	2,221	206.33	

EPC

An energy performance certificate (EPC) is available upon request.

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Terms

Rental - A new full repairing and insuring lease for a term to be agreed. £26,500 per annum exclusive.

Sale - Our client holds a long leasehold interest for 125 years from 30th September 1988 at a ground rent of £100 per annum. Price Guide £320,000.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £23,250

Rates Payable : £11,600 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.