



Syncline House, 7 Little Park Farm Road, Fareham P015 5SJ

TO LET

DETACHED BUSINESS UNIT

**7,222 Sq Ft
(671 Sq M)**

DESCRIPTION

The property comprises a detached two storey unit with brick elevations to the ground floor with plastic coated profile metal cladding to the upper parts and tiled effect roof. There is a personnel entrance door leading to a small reception area.

The ground floor could be used as offices or for light production purposes.

The first floor provides an open plan office with two cellular offices with demountable partitioning. Male and female WCs are provided on both floors.

- ✓ **Prominent position - Junction 9, M27**
- ✓ **Ground floor display/storage area**
- ✓ **Fitted kitchen on first floor**
- ✓ **First floor open plan, carpeted offices**
- ✓ **On site parking**
- ✓ **Raised floors and suspended ceilings**



LOCATION

Syncline House is a prominent, two storey detached commercial property in Segensworth near Fareham, located approximately 16km south east of Southampton and 17.6km north west of Portsmouth.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	3,651	339
First floor offices	3,571	332
Total	7,222	671

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

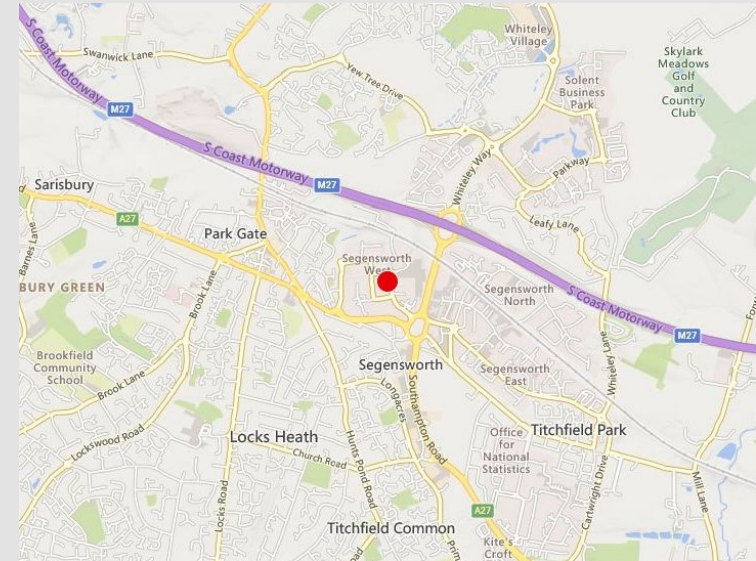
For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

Available on a new full repairing and insuring lease; terms to be agreed.

EPC

The Energy Performance Asset Rating is D-76



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Regulated by RICS 03-Jun-2024

VIEWING & FURTHER INFORMATION

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