



Eagle Point, Little Park Farm Road, Fareham P015 5TD

**TO LET**

Impressive Landmark Office

**3,753 - 8,589 Sq Ft**  
**(349 - 798 Sq M)**

# Eagle Point, Little Park Farm Road, Fareham PO15 5TD

## DESCRIPTION

The property comprises a detached three-storey L-shaped office building split into two wings (the east wing and the west wing). The available first floor suites are accessed via an impressive double-height glazed reception, perfect for meeting and greeting guests and offers ample opportunity to showcase your company.

- ✓ Impressive Double Height Glazed Reception
- ✓ Air Conditioning
- ✓ High Quality Washrooms & Shower Facilities
- ✓ LED Lighting
- ✓ Suspended Ceilings
- ✓ Lifts & Stairs To All Floors

## LOCATION

The M27 provides swift access to Southampton, approximately 10 miles to the west and Portsmouth, approximately 12 miles to the east. The M27 links to the M3 approximately 7 miles to the west and Southampton Airport and Southampton Parkway Railway Station are within 7 miles. A frequent train service is provided from Southampton Parkway to London Waterloo.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor - East Wing	4,836	449
First Floor - West Wing	3,753	349
<b>Total</b>	<b>8,589</b>	<b>798</b>

## VAT

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

## LEGAL COSTS

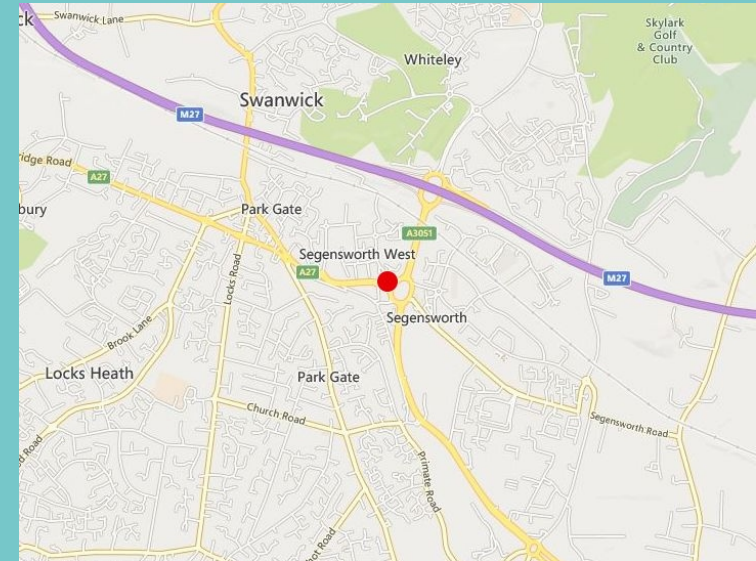
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

The Energy Performance Asset Rating is: C (75).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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