



**Lambert
Smith
Hampton**

01489 579 579

To Let/For Sale

Office Property

Self-contained Office Space

A2 Segensworth Business Centre, Fareham, Hampshire PO15 5RQ



- 2,434 Sq Ft (226.11 Sq M)
- Self-contained office building
- Within close proximity to Junction 9, M27
- Allocated car parking



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1st Floor, 2 Manor Court, Barnes Wallis Road, Segensworth PO15 5TH T +44 (0)1489 579579

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Location



Segensworth Business Centre is situated midway between Portsmouth and Southampton, approximately 1.5 miles of Junction 9, M27. It is one of the principal industrial and distribution locations along the South Coast with over 3.5m sq ft of employment space.

Description

A2 Segensworth Business Centre is of part brick/part clad construction. It is a two-storey, self-contained office building and benefits internally from diffused lighting and air conditioning.

The ground floor comprises a reception area and separate meeting room. There are also WC facilities and a kitchenette area.

The first floor is a mixture of open plan space along with individual offices and a kitchenette area.

- Self-contained office premises
- Close proximity to Junction 9, M27
- Allocated car parking

Accommodation

The property has been measured on a gross internal area basis and the approximate measurements are:

Floor	SQ FT	SQ M
Ground floor	1,216	112.99
First floor	1,224	113.69
Total	2,434	226.11

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

Rateable Value - £28,500

Rating Assessment Source - www.voa.gov.uk

Uniform Business Rate is £0.491p (2019/2020)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

The premises are available To Let, on terms to be agreed, or For Sale.

Rent/Price

£35,000 per annum, exclusive of service charge, business rates and VAT.

Freehold sale - price on application.

EPC

The Energy Performance Asset Rating is D84.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ollie Hockley

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