



1 Castle Street
Portchester, Fareham, Hampshire PO16 9QD

TO LET

MODERN OFFICE ACCOMODATION

Sizes from - 1,229 sq ft - 16,120 sq ft

Key Features:

- Town centre location with easy access to the M27 south coast trunk road
- Central position close to public car parks, bus and rail stations
- Free parking behind office
- Open plan floor plates which are currently partition into smaller offices which could be removed to suit
- Well fitted offices with comfort cooling
- Rent £13.50 per sq ft
- New EFRI lease available
- Whole building could be available subject to terms





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Location

Portchester is located approximately 15.5 miles east of Southampton and 8.3 miles north west of Portsmouth. The town benefits from excellent road communications being situated at Junction 10 of the M27, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

Description

The property comprises a modern multi-let office building arranged over three floors. The building benefits from an attractive ground floor lobby entrance, which leads to the various suites. Generally, the office benefits from the following amenities

- Carpeted throughout
- Shared WCs on each floor
- Comfort cooling
- LED/florescent tube lighting
- Partition offices (which can be removed to suit)
- Door entry system
- Kitchenette (to be fitted to suit)
- Free parking behind office

EPC

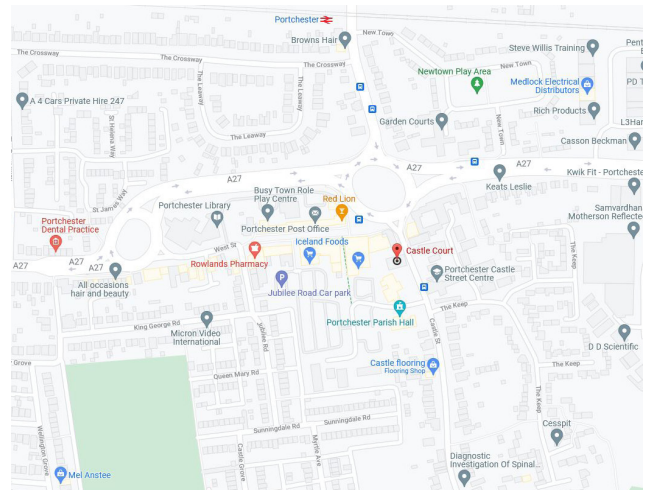
We understand the property has an EPC rating of D (78).

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

The occupier may be entitled to 100% Small Business Rate relief.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Sebastian Martin

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023 9262 9007



Flude
PROPERTY CONSULTANTS



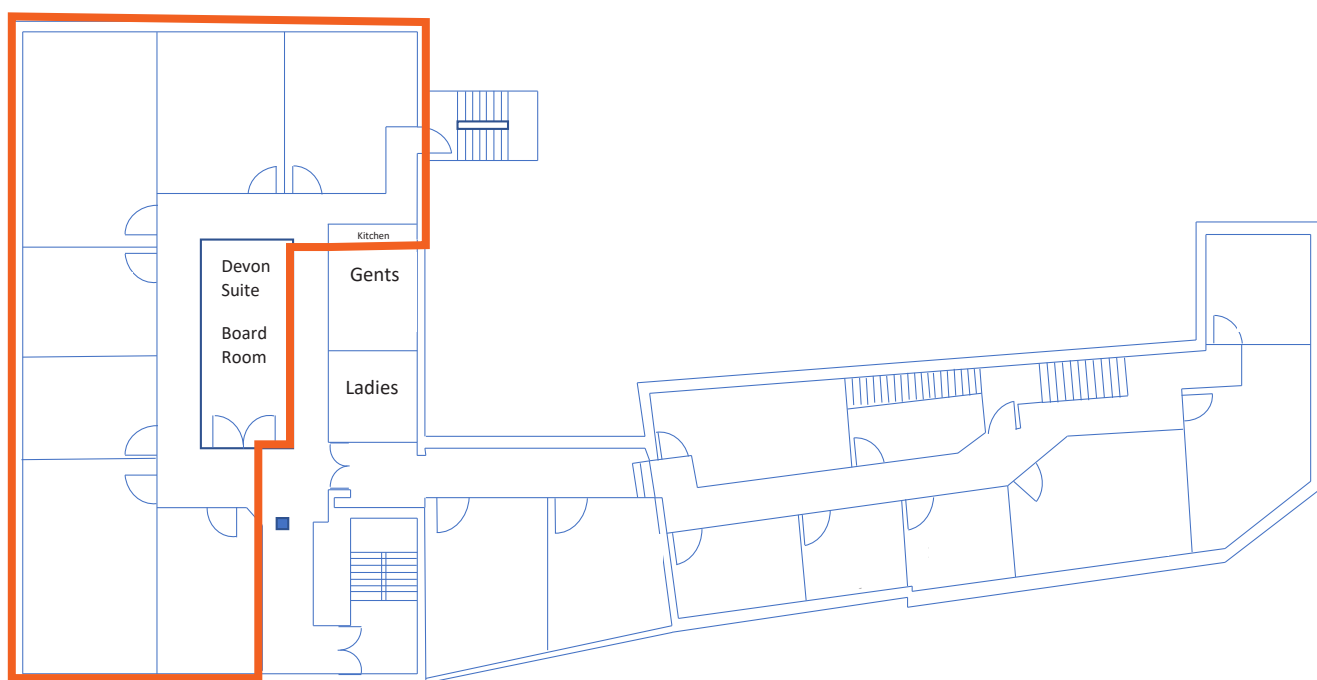
07 January 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



1 Castle Street
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First Floor - Suite 2

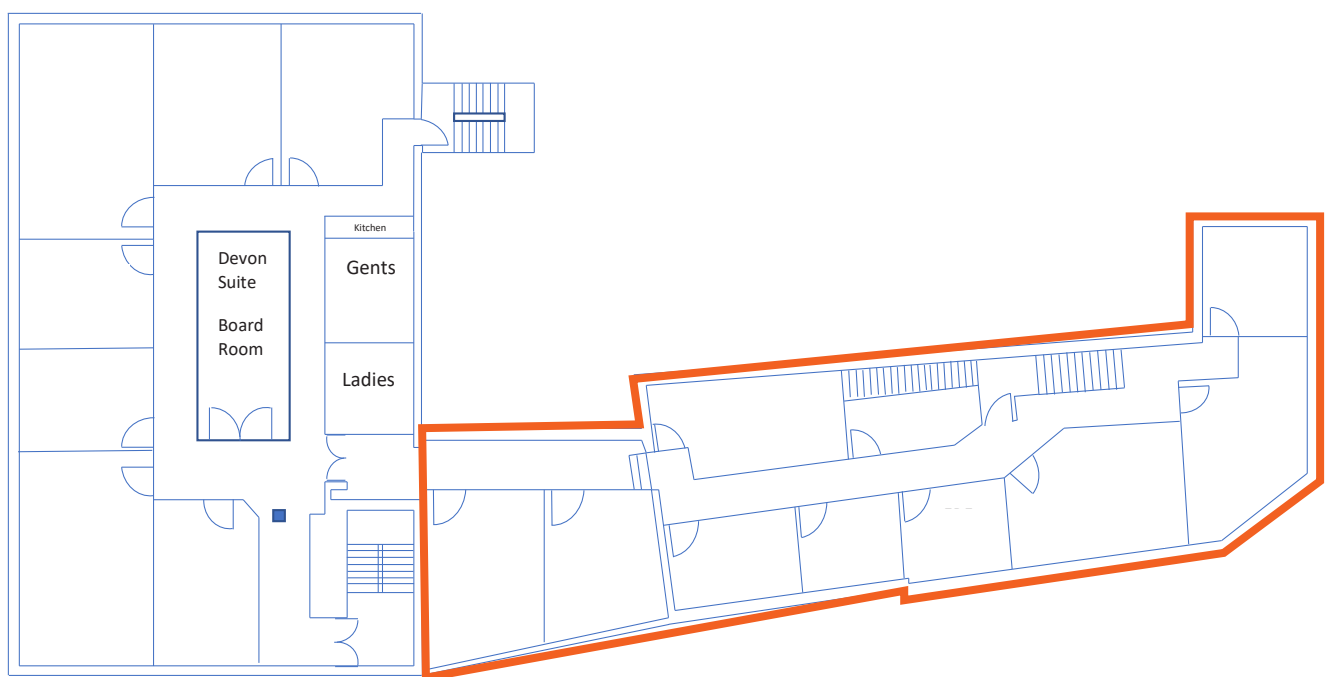


Area	Sq M	Sq Ft	Rent	Rates	Service Charge
First Floor Suite 2	228.44	2,459	£33,196	TBC	TBC



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First Floor - Suite 3

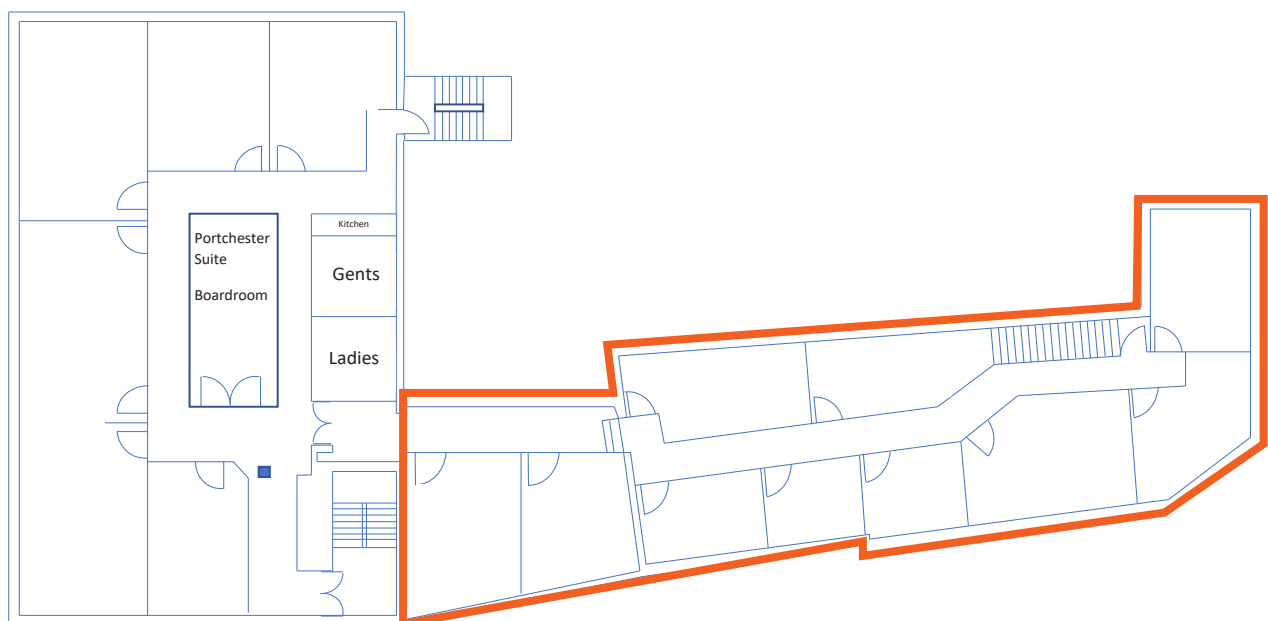


Area	Sq M	Sq Ft	Rent	Rates	Service Charge
First Floor Suite 3	225.85	2,431	£32,818	TBC	TBC



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Second Floor - Suite 5



Area	Sq M	Sq Ft	Rent	Rates	Service Charge
Second Floor Suite 5	225.85	2,431	£32,818	TBC	TBC