



Syncline House 7 Little Park Farm Road

Segensworth, Fareham, PO15 5SJ

£5,000



A prominent 7,143 Sq Ft two storey detached commercial property in Segensworth near Fareham, in the county of Hampshire. Located approx. 16km south-east of Southampton and 17.6km north west of Portsmouth.

The property comprises a detached two storey building unit built between late 1990/early 2000s. Elevations are a combination of facing brick to the ground floor with plastic coated profile metal cladding to the upper parts and what appears to be metal cladded to the roof that has a tiled effect. Fenestration comprises spray painted metal window frames the are single glazed with personnel entrance door ins the south facing elevation leading to a small reception area. A larger bi-fold door is fitted in the west facing elevation which the current tenant uses for a vehicle access to the ground floor display/storage area. The ground floor could alternatively be used as offices or for light production purposes. The First Floor provides an open plan office with two cellular offices formed with demountable partitioning.

Internally on both ground and first floor, walls are plastered and emulsion painted, and ceiling are suspended acoustic tiles pop metal grids incorporating recessed fluorescent lighting. Male and female WCs are provided to the front of the building on both floors. EPC rating D

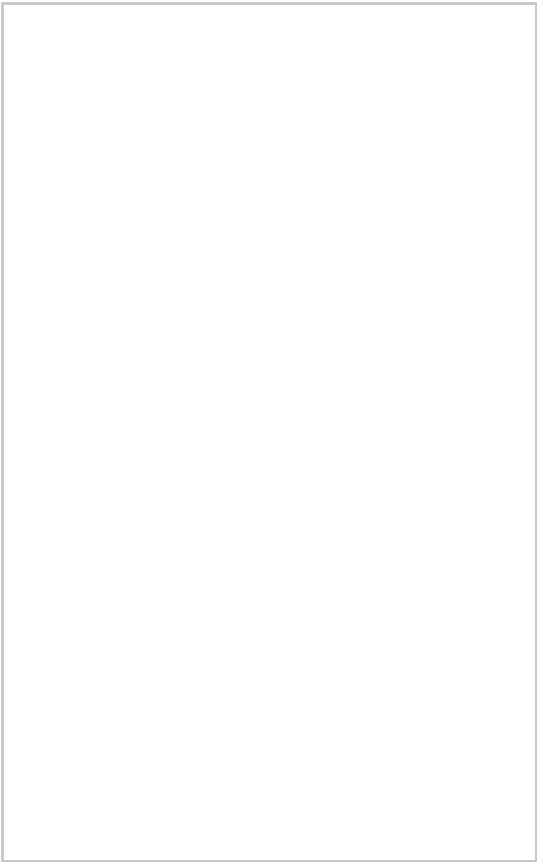
Externally, access from Little Park Farm Road is shared with Elan House, which is to the West side of the property.



Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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