

TO LET

Prominent Warehouse/Industrial Unit

****Existing Business unaffected****

3,985 sq ft (370 sq m)



**Unit 1 Station Approach, Fareham,
Hampshire, PO16 0UT**

Location

The property is located at the western end of West Street, adjacent to Fareham Railway Station, just off the main road roundabout. This provides easy access to the M27 motorway.

Floor Areas- the property has been measured on gross internal areas-

Ground Floor	3,407 sq ft	(317 sq m)
Mezzanine floor/offices	578 sq ft	(54 sq m)
Total	3,985 sq ft	(370 sq m)

There is a small secure yard to the rear elevation, with parking and loading door situated on the front elevation.

Lease Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed. **Rent: £32,000 per annum exclusive.**



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

VAT

VAT is payable on the rent, building insurance and service charges.

Legal Fees

Each party to bear their own legal fees.

Business Rates

Current rateable value, from 1 April 2023 is £25,000.

We advise interested parties to make their own enquiries to the local authority to verify the level of business rates payable ,and possible transitional arrangements.

Energy Performance Certificate

A copy of the EPC is available upon request.

Viewings

Jonathan Manhire MRICS
07928 525 964
jonathan@manhirellp.com



or our joint agent-

Tom Holloway MRICS
07887 602603
tom@hi-m.co.uk



Manhire LLP 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 Manhire LLP 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 also 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.