

01329 221199

eddisons.com

OFFICES - TO LET

Eddisons



First Floor Richmond Court, 96 Botley Road, Park Gate, Fareham SO31 1BA

RENT £25,500 pax

169.5 sq m (1,824 sq ft) NIA

- 5 Allocated Car Parking Spaces
- Short Walk To Swanwick Train Station
- Junction 9 Of The M27 Within Easy Reach
- Range Of Uses Considered Subject To Planning

LOCATION

Park gate is located to the west of Junction 9 of the M27, mid-way between Southampton and Portsmouth, forming part of the growing south coast conurbation.

Various local shopping facilities are located within walking distance of the property. The property is situated on the east side of Botley Road, with Swanwick Train Station positioned a short walk away.

DESCRIPTION

The property is a modern detached office building with accommodation over three floors. Traditionally built, with brick elevations beneath a pitched tiled roof. The offices provide principally open plan office accommodation with the floor surfaced in carpet tiles, a suspended ceiling incorporating recessed lighting, comfort cooling and dado trunking incorporated.

There are toilet facilities on the both the ground and first floors. A kitchenette is provided within the office suite.

RENT

The property is available to let on a new lease with terms to be agreed, at a guide rent of £25,500 per annum exclusive of VAT.

VAT

It is understood that the property is VAT elected.

BUSINESS RATES

The property is currently rated as one unit and will need to be re-assessed.

SERVICE CHARGE

A service charge is currently payable. Further details on request.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

B (44)

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison

Nick Holtby
01329 221199
Nicholas.Holtby@eddisons.com

Date: 20 September 2023



For more information, visit eddisons.com
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