

01329 221199

eddisons.com

**Eddisons**

**Offices / Workshops – To Let – Under Refurbishment**



**SBT House 3 Delta Business Park Salterns Lane Fareham PO16 0QS**

**Rent £7,500 - £54,500 PAX**

**Areas 596 - 4,377 Sq. Ft.**

- Under Refurbishment (Completion Expected 1<sup>st</sup> Aug 2024)
- Offices/ Workshop - To Let
- Class E Use Class
- Range of Uses Considered (Subject to Planning)
- Allocated Car Parking

**(55 - 407 Sq. M.)**

## LOCATION

Cosmopolitan House is located within Fareham a historic market town situated along the ever-expanding south coast conurbation. Fareham is positioned between the regional ports and commercial hubs of Southampton to the west and Portsmouth to the east.

Fareham benefits from excellent transport communications with the M27, M3 and A3(M) all within easy reach. Rail services are provided from Fareham Train Station with a direct line to London. Meanwhile, ferry services and Southampton Airport are within easy reach.

The property occupies a position along Salterns Lane with nearby properties noted to be a mixture of residential and commercial in nature.

## DESCRIPTION

Cosmopolitan House comprises a range of workshop and office accommodation over ground and first floors respectively. Each unit is undergoing refurbishment with decoration, new flooring, doors and windows, LED lighting and comfort cooling.

Allocated parking is provided to the front and rear of the building.

## ACCOMMODATION

Unit	Rent	Floor Area	Description
<b>Unit 1</b>	-	-	<b>Let</b>
Unit 2	£16,250	1,300 sq. ft. (121 sq. m.) Gross Internal Area	Ground floor office/ workshop. Pedestrian access to front and shutter access to rear with kitchen and toilet facilities. Shutter 2.7m wide x 2m high.
<b>Unit 3</b>	-	-	<b>Let</b>
Unit 4	£7,500	596 sq. ft. (55 sq. m.) Net Internal Area	First floor office accommodation accessed via stairs with toilet facilities provided in addition to comfort cooling.
<b>Unit 5</b>	-	-	<b>Let</b>
Unit 6	£15,000	1,213 sq. ft. (113 sq. m.) Net Internal Area	First floor office accommodation accessed via stairs with kitchen and toilet facilities provided in addition to comfort cooling. Doorway provides access between Units 6 and 7 meaning they can be let together or separately.
Unit 7	£15,750	1,268 sq. ft. (118 sq. m.) Net Internal Area	First floor office accommodation accessed via stairs with kitchen and toilet facilities provided. Doorway provides access between Units 6 and 7 meaning

			they can be let together or separately.
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## TERMS

The accommodation is available to let on terms to be agreed. Please refer to the accommodation section for further details.

## VAT

The accommodation is VAT elected.

## BUSINESS RATES

Being reassessed.

## SERVICE CHARGE

The accommodation will be subject to a service charge. Further details available on request.

## SERVICES

The property has mains connections to gas, electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own costs incurred.

## EPC

D (93)

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
incorporating Daniells Harrison



Nick Holtby  
01329 221199  
Nicholas.Holtby@eddisons.com

Date 05/07/24

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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