



BROOK
INDEPENDENT
ESTATE AGENTS

| West Street, Titchfield, PO14 4DH

A versatile & well presented commercial office /premises space class A2 /B1 comprising one large open plan office space & 3 first floor offices situated in the heart of Titchfield Village
£15,000 per annum

- Front entrance door into welcome area with stairs to first floor
- **GROUND FLOOR** Step down to main open plan office area with window to front and side door out to Dowley Court. Door to cloakroom and kitchenette. Newly carpeted throughout in quality hardwearing grey carpet, nicely refreshed white walls and inset spots to ceiling, storage under stairs and a useful cupboard
Ground floor net internal area 359sqft / 33.4sqm
- **FIRST FLOOR** Stairs to first floor, landing also provides access to two separate cloakrooms, kitchenette, doors through to three principal offices all smartly decorated in fresh white and carpeted as per the downstairs. First floor net internal area 320sqft/29.76sqm
- One parking space to the rear, on road parking in West Street , time limited parking in Square, additional free parking in nearby Community Centre



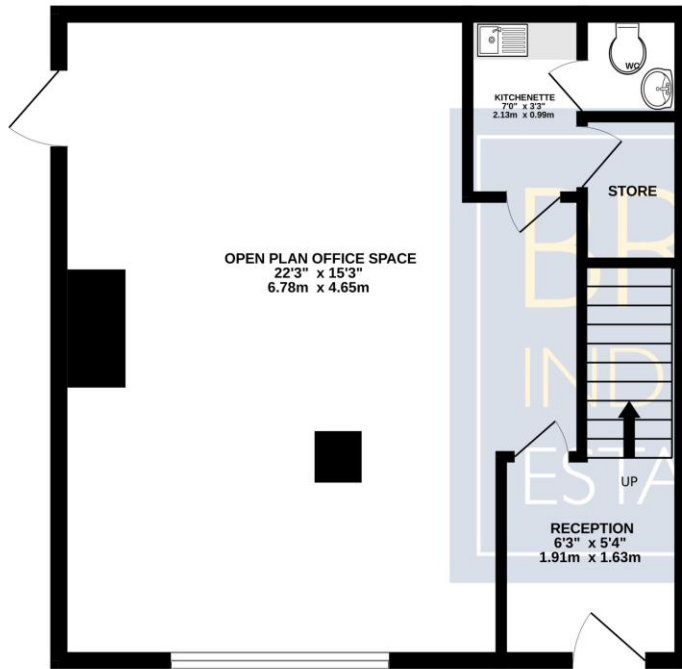


Titchfield Village

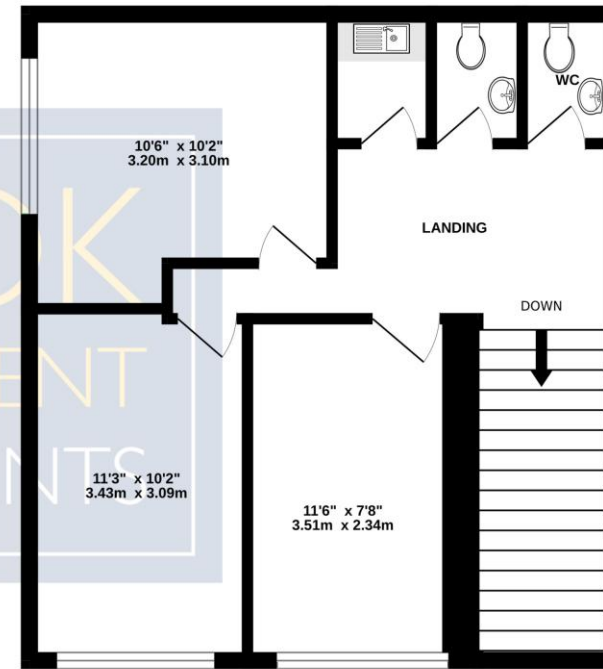
The property is situated in the heart of this thriving independent village of historical note. It's a charming mix of old houses and businesses. Parking is on road and timed in the Square. The property is located just off the Square with good passing footfall, and a prominent façade. The area is well kept and convenient for people coming from an abundance of surrounding areas , Locks Heath, Segensworth, Whiteley Fareham all of which are a short drive away.



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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