

PROPERTY PARTICULARS

TO LET

Town Centre Offices

1,390 sq ft (129.13 sq m)

Car parking

Close to waterfront and local amenities



**Fiscal House,
2 Havant Road, Emsworth, PO10 7JE**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



Fiscal House, 2 Havant Road, Emsworth, Hampshire, PO10 7JE

LOCATION

The property is located on the main road running East West through Emsworth, just to the West of the town centre. Access into the private car park is from Warblington Road.

DESCRIPTION

Town centre 2 storey offices subdivided into individual office and meeting rooms. There is access directly from the car park where there are spaces for at least 12 cars. The offices have fluorescent strip lighting, gas central heating and fitted carpets. Ladies & gents WC's and a kitchen are on the ground floor and these are shared with one other occupier. There is a separate storage building accesses from the car park. Please note that the office fronting Havant Road is in separate occupation.

ACCOMMODATION

Approximate IPMS3 (net internal) floor areas

10 offices/store rooms ranging from 22 – 228 sqft (2.03 – 21.16 sqm)

Total

1,390 sq ft

129.13 sq m

TERMS

The premises are available on a new full repairing and insuring lease at an initial rent of £20,000 per annum exclusive.

RENT

£20,000 per annum.

SERVICE CHARGE

There is a service charge payable in respect of this property to cover the shared gas central heating, lighting, maintenance of common parts and external repairs. Further information is available on request.

RATES

The property currently has multiple rating assessments and will need to be re-assessed.

EPC

EPC rating D94. A copy of the EPC is available on request.

LEGAL COSTS

Parties to pay their own legal costs.

VAT

We are advised that VAT will not be payable.

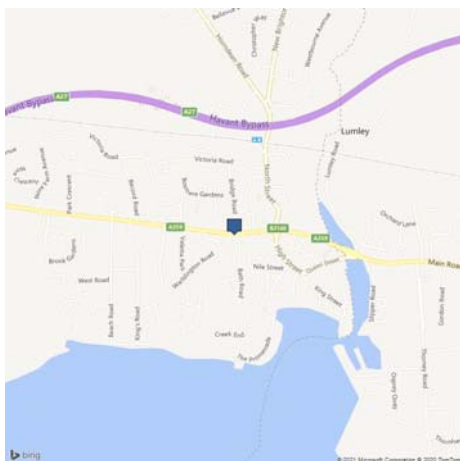
VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966