



Primmer Olds B&S

TO LET

Barn Style Offices Available

OFFICE 1-3 NORTH PARK BUSINESS CENTRE, KNOWLE, FAREHAM, HAMPSHIRE, PO17 5LJ

KEY FEATURES

- NIA - 2,927 sq.ft (271.93 sq.m)
- Attractive setting
- Good transport links
- 16x allocated parking spaces
- Asking rent £44,000
- Close proximity to Wickham and local amenities



Primmer Olds B&S
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Enquiries: Call us on 023 8022 2292



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OFFICE 1-3 NORTH PARK BUSINESS CENTRE

LOCATION

1-3 North Park Business Centre is part of a small cul-de-sac of residential units located on the edge of the village of Knowle. This location offers a nice balance between a rural setting while excellent transport links to the M27, the beautiful village of Wickham is just a short drive away with excellent local amenities.

DESCRIPTION

North Park Business Centre consists of barn style offices set within the quiet village of Knowle. The offices have been well maintained throughout and come with ample parking.

Option of splitting the unit into smaller units – more information available upon request.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	2,927	271.93

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £44,00 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

PLANNING

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £40,750

Source – voa.gov.uk

The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

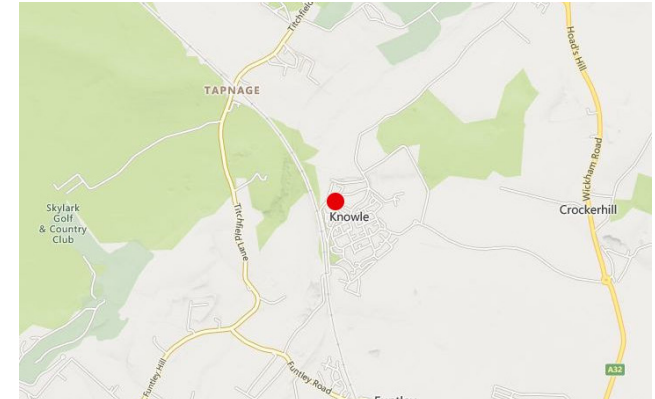
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating To be assessed

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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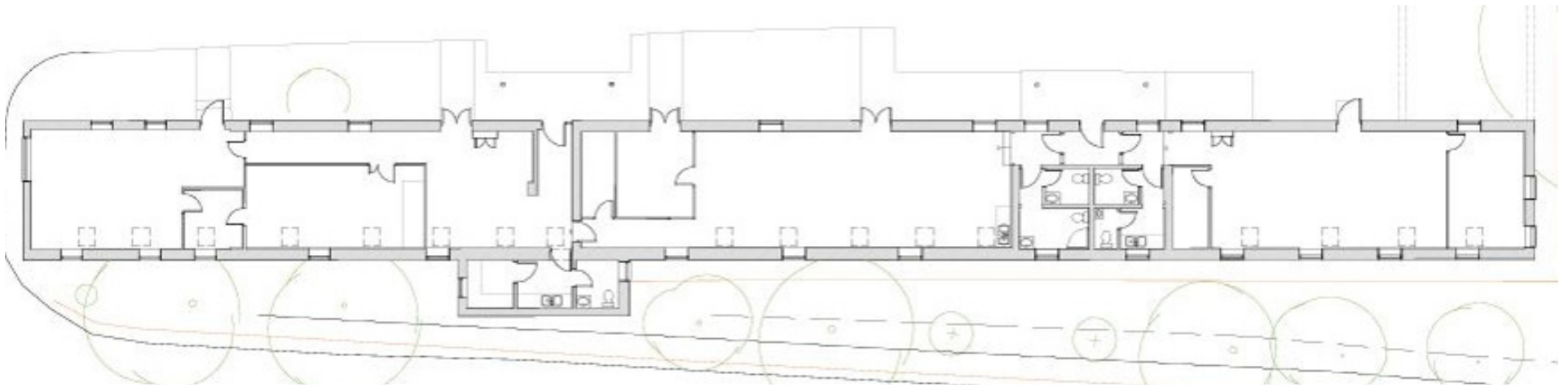
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GROUND FLOOR PLAN



For identification purposes only. Not to scale and not to be relied upon.

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