



FAREHAMREACH

TO LET

5 OFFICE SUITES
FULLY REFURBISHED/BEING REFURBISHED



Suites 105, 120, 125, 130, 170/175

READY FOR OCCUPATION

915 sq ft (85 sq m) - 3,590 sq ft (405.5 sq m)



Features:

- Accessible location
- Onsite car parking
- Flexible contract terms - subject to status
- Good specification
- Passenger lift
- Air conditioning
- Communal reception & courtyard garden

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk

 **HELLIER
LANGSTON**
01329 220 111
02382 022 111
www.hlp.co.uk

**Lambert
Smith
Hampton**
01489 579579
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5 Office Suites

Location

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

The offices are located on the south-west corner of the Fareham Reach estate, immediately off the southern junction from Fareham Road.

Description

All five office suites feature an open plan layout with separate WC facilities. The offices have been, or are in the process of being, comprehensively refurbished to a high standard. The office suites benefit from a communal reception and courtyard garden and there is a newly-opened coffee shop on the corner of the building.



Office Complex.

Accommodation

The property has been measured on an NIA basis.

Suite 105 **915 sq ft** (85 sq m)
Rateable Value: **£11,000***

Suite 120 **3,750 sq ft** (348.4 sq m)
Rateable Value: **£51,000**

Suite 125 **922 sq ft** (85.7 sq m)
Rateable Value: **£14,000**

Suite 130 **2,374 sq ft** (220.5 sq m)
Rateable Value: **£33,000**

Suite 170/175 **3,590 sq ft** (405.5 sq m)
Rateable Value: **£52,500**

*Estimated



Communal Courtyard Garden.



Communal Reception.

Terms

The premises are available on a flexible basis for a term to be agreed.

Rent

£12.50 per sq ft excluding service charge, utilities, buildings insurance and VAT.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **E110**.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.



FAREHAMREACH

5 Office Suites



Suite 130
2,374 sq ft (220.5 sq m)
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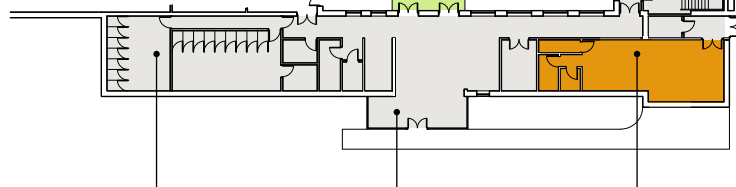
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915 sq ft (85 sq m)
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*Estimated

Communal
Courtyard
Garden

Suite 170/175
3,590 sq ft (405.5 sq m)
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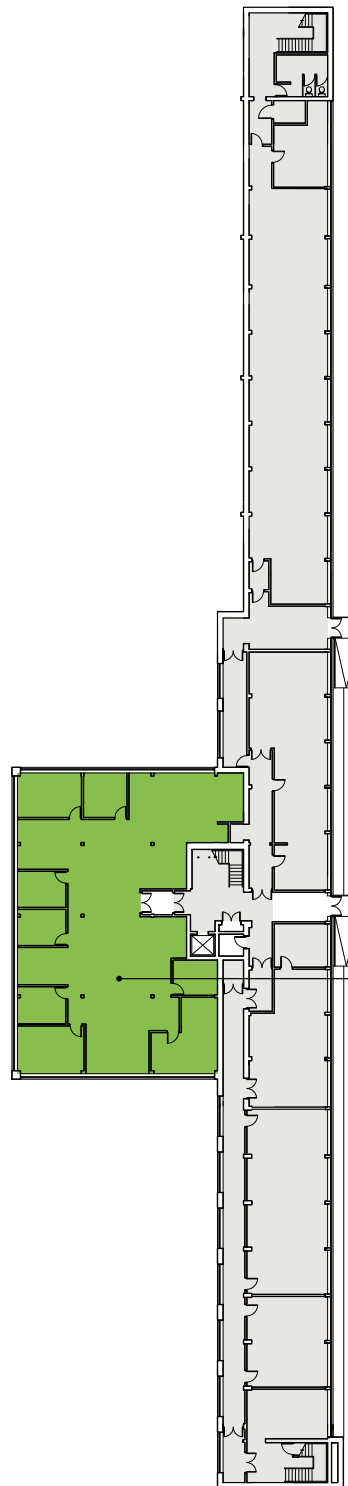
Communal
WC Block

Reception

Rosario's & Co
Coffee Shop



**Ground
Floor**



**First
Floor**



Aerial photograph of Fareham Reach Business Park looking south west.



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FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Airports

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

Rail

Journey times from
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Viewing

Strictly by appointment through joint sole agents:

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