



A3 & A4 Segensworth Business Centre, Segensworth Rd, Fareham P015 5RQ

**TO LET
FOR SALE**

Self Contained Office Space

**2,441 - 4,915 Sq Ft
(227 - 457 Sq M)**

A3 & A4 Segensworth Business Centre, Segensworth Rd, Fareham PO15 5RQ

DESCRIPTION

Units A3 & A4 Segensworth Business Centre consist of part brick/part clad construction. They are separate, two-storey, self-contained offices and benefit internally from diffused lighting and air conditioning. The ground floors comprise an entrance lobby and separate meeting room with WC facilities and a kitchenette area. The first floors are a mixture of open plan space along with individual offices and a kitchenette area.

- ✓ Within Close Proximity to J9, M27
- ✓ 21 Total Car Parking Spaces
- ✓ Ground Floor Lobby, WC, & Kitchenette Facilities
- ✓ 1st Floor Open Plan & Individual Offices & Kitchenette
- ✓ 3 Core Perimeter Trunking
- ✓ Suspended Ceilings With CAT 2 Lighting

LOCATION

Segensworth Business Centre is situated midway between Portsmouth and Southampton, approximately 1.5 miles of Junction 9, M27. It is one of the principal industrial and distribution locations along the South Coast with over 3.5m sq ft of employment space.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
GF Unit A3	1,202	112
FF Unit A3	1,239	115
GF Unit A4	1,249	116
FF Unit A4	1,225	114
Total	4,915	457

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES

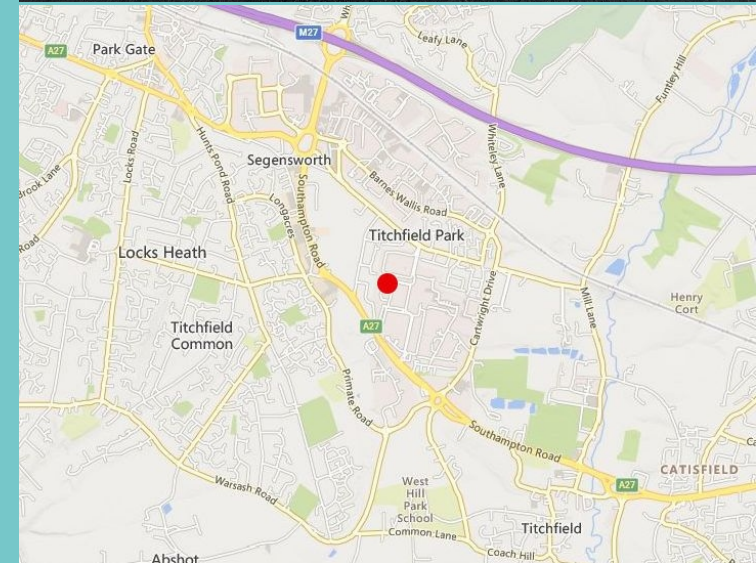
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Also available for sale.

EPC

The Energy Performance Asset Rating is B (45).



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VIEWING & FURTHER INFORMATION

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