



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET - MAY SELL

**A5 Segensworth Business Centre,
Segensworth Road, Fareham PO15 5RQ
Ground Floor Self-contained Offices**



KEY FEATURES

1,269 sq. ft. (117.9 sq. m.)

Comfort cooling

3 core compartmental trunking

On site allocated parking

1½ miles from J9 of M27

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

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Self-contained Ground Floor Offices

Description



Segensworth Business Centre comprises a purpose-built industrial and office scheme.

Unit A5 is located at the entrance to the estate and is of brick construction having modern composite cladding to upper parts and roof, with double glazed windows. Internally, the unit has suspended ceilings with Category 2 lighting, ceiling mounted comfort cooling, carpeted floors, toilet and fitted kitchen.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal areas:

	sq. ft.	sq. m.
	1,269	117.9

Terms

The property is available on a new lease for a term to be agreed.

Rent

£1,295 per calendar month exclusive.

Price

Alternatively the long leasehold interest could be purchased.

£195,000

VAT

The property is not registered for VAT.

Rateable Value

Offices and premises - £14,000

Source:

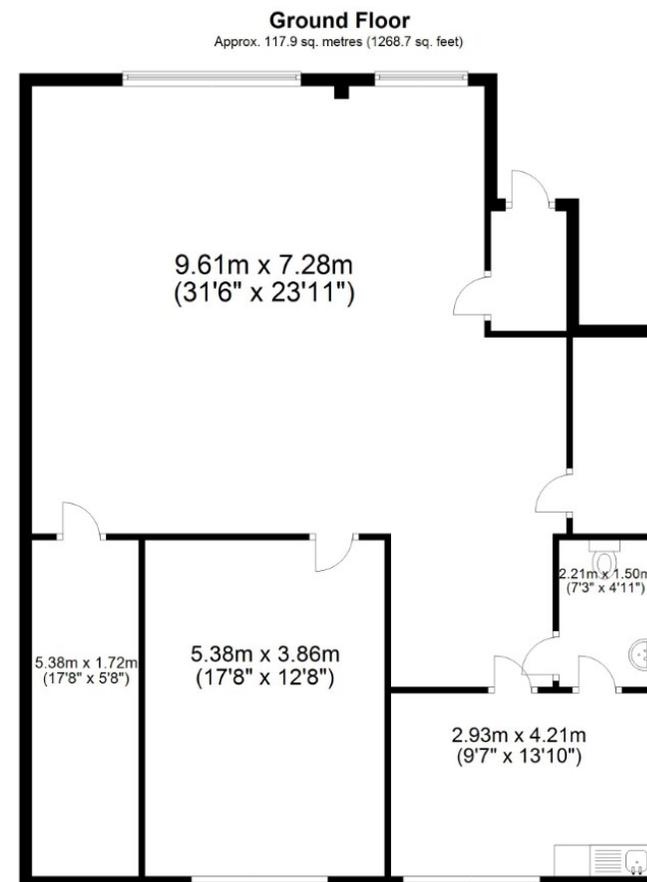
www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

C-68

Legal Costs

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



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Ground Floor Self-Contained Offices

Location

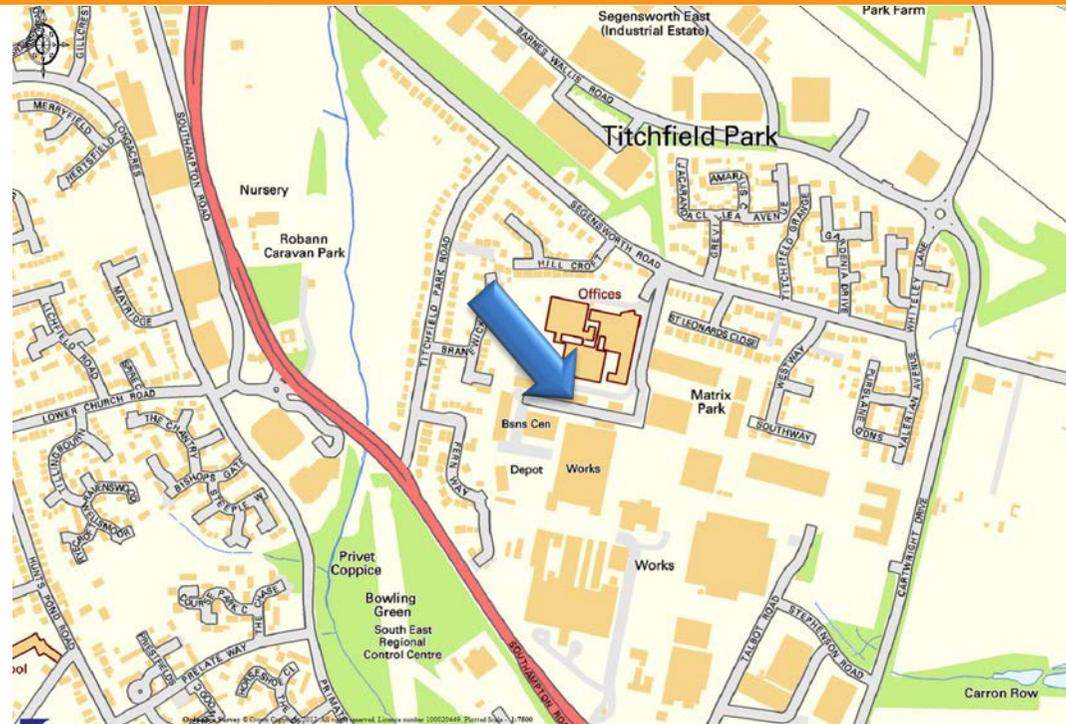
Situated mid-way between Portsmouth and Southampton, Segensworth is a strategic South Coast distribution and industrial location in the heart of the M27 corridor, approximately 8km (5 miles) north west of Portsmouth, 16km (10 miles) east of Southampton.

The M27 motorway provides access to the national motorway network via the M3 motorway approximately 15km (9 miles) to the west and to the A3(M) motorway, approximately 18km (11 miles) to the east.

Southampton International Airport and Southampton Airport Parkway mainline railway station are located approximately 13km (8 miles) on J5 M27. The latter provides direct trains to Central London with a fastest journey time of approximately 75 minutes. Southampton is the UK's second largest container port and is located approximately 13km (8 miles) to the west.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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