



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**First Floor, Birch House, Parklands Business
Park, Forest Road, Denmead, Waterlooville
PO7 6XP**

First Floor Offices



KEY FEATURES

4,545 sq. ft. (422.08 sq. m.)

Modern detached building

Established business park location

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

First Floor Offices

Description

The property comprises modern open plan office accommodation with the following benefits:

- Cat II lighting throughout recessed within tegular suspended ceilings
- Accommodation arranged around a central service core with a mix of open plan and partitioned offices with raised floors
- Fully carpeted
- Fully double glazed within hardwood window frames
- Gas central heating throughout
- CCTV camera and burglar alarm system installed
- WC facilities and kitchenette
- Three core underfloor and skirting trunking to office areas
- Air-conditioned computer room with raised floor

Accommodation

The property has been measured and has the following approximate net internal area:

	sq. ft.	sq. m.
First Floor	4,545	422.08

Terms

The office is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£10 per sq ft

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Offices and premises - £29,500

Source:

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

Energy Performance Certificate

Rating – B-26

Legal Costs

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



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First Floor Offices

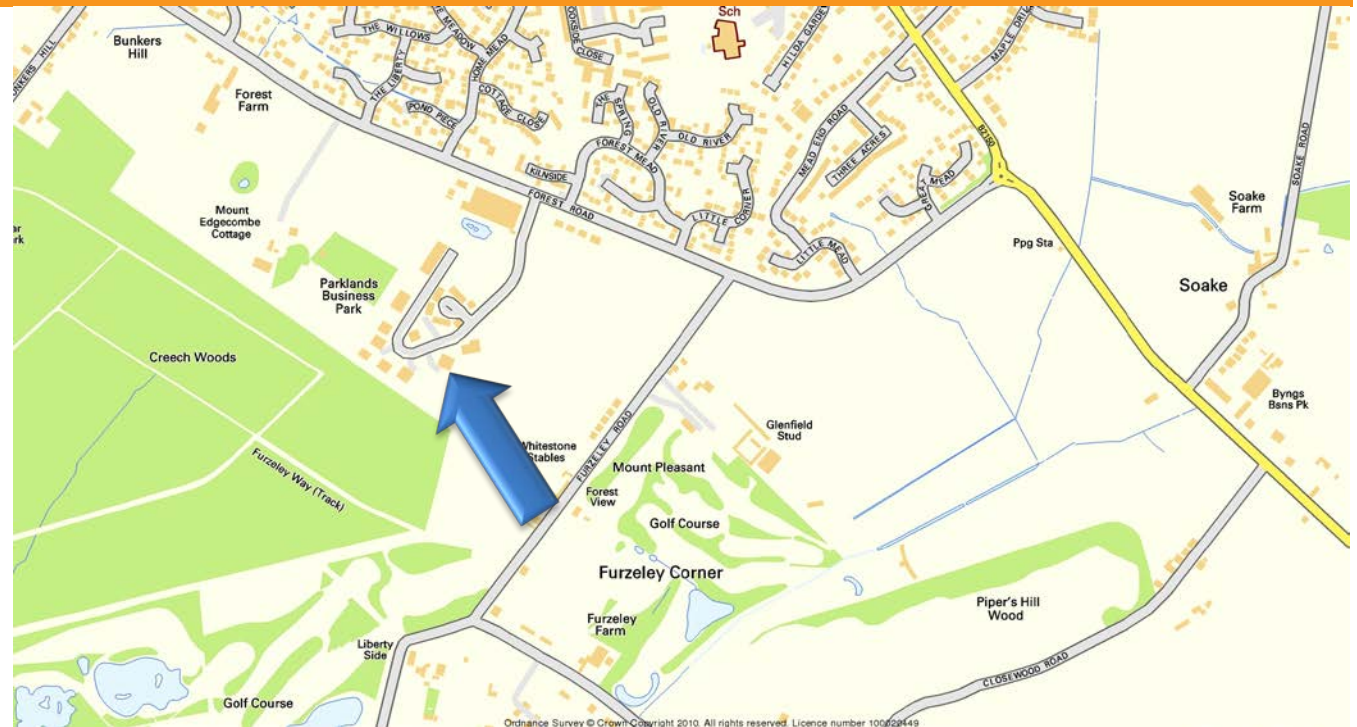
Location

Parklands Business Park is located approximately 4 miles west of the A3(M) (J3) and 6 miles north of the M27 (J11) at Fareham and 8 miles north of Portsmouth.

Parklands is a mature wooded business park totalling approximately 17 acres and adjoining Forestry Commission woodland.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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