

WORKSHOP / STORES

**157 sq.m. / 1,700 sq.ft
TO LET – NEW LEASE.**



**BUILDING 7, DEAN ESTATE
WICKHAM ROAD
FAREHAM
HAMPSHIRE PO17 5BN**

LOCATION

The premises are situated on a working agricultural estate, close to the M27 junction at Junction 10. Fareham Town Centre is approximately one mile to the south. Within a two-mile radius of the estate, there are a number of industrial estates including Fareham Industrial Park, Fort Wallington and Bridge Industries. The Wickham Road (A32) provides access to Wickham and Alton to the north, whilst the M27 provides a link to Portsmouth and Southampton.

DESCRIPTION

A steel portal frame industrial building with low level blockwork walls and pressed steel cladding over. The unit is open plan internally and has the following approximate dimensions:-

Loading width 5.47 m / 18'0
Loading height 4.68 m / 15'4

Gross internal area 157 sq.m / 1,700 sq ft

LEASE

The accommodation is available for immediate occupation on a new 3 year full repairing and insuring lease, with estate service charge, outside the Landlord & Tenant Act, subject to ¼ rent in advance and ¼ rent deposit.

RENT

£8,500 per annum exclusive of rates and other outgoings.

RATES

Our enquiries indicated a Rateable Value of £9,600. Rates payable £4,061. Parties qualifying for small business Rate Relief will pay a lower sum.

TERMS

The ingoing occupier will be required to contribute £350 plus vat towards the preparation of a standard lease

VIEWING

By appointment with the joint letting agents:-

Cyan Power Commercial Property Agents

Tel 01329 220688

Ian Power

Holloway Iliffe and Mitchell

Tel 023 9237 7800

Stuart Mitchell

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property.. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.