

**BUSINESS UNIT WITH
MEZZANINE OFFICES**

1,675 sq ft / 156 sq m

TO LET OR FOR SALE



**Unit 28 Regent Trade Park
Barwell Lane
Fareham
Hampshire PO13 0EQ**

- Immediately Available
 - All Mains Services
 - End Terrace Location

Location: The Regent Trade Park is located in the east side of Fareham Road, just to the south of the junction with Wych Lane and immediately north of Cyanamid. It is approximately one mile south of Fareham town centre and has direct 'A' road access to the M27 at Junction 11.

Description:

A development of thirty two light industrial units completed in March 2006. All units are of structural steel frames with brick & block, part clad external elevations incorporating glazed panels.

Unit 28 is an end of terrace unit. The mezzanine area has been fitted as office space. There is a ground floor wc and kitchen facility. Some heavy duty racking is available if required. Two car spaces and a van space are allocated.

Ground floor area	1,115 sq.ft / 104 sq.m
First floor area	560 sq.ft / 52 sq.m
Total area	1,675 sq.ft / 156 sq.m

Features: 3 telephone lines plus broadband currently installed

Fire and intruder alarms installed

Rental: £10,000 per annum exclusive of rates and other outgoings, plus VAT.

Lease: A new full repair and insuring lease for a term to be agreed, subject to periodic rent reviews.

Price: Our client is willing to sell at open market value.

Rates: Rateable value £9,600. Rates payable £3,907. Note it is possible that small unit Rate Relief may apply. Source www.voa.gov.uk.

Viewing: By appointment with owner's agents:

Cyan Power Commercial Property Agents
Attention: Ian Power
Tel 01329 220688

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.