

TOWN CENTRE OFFICES
810 – 1,725 sq ft / 75 – 160 sq.m
TO LET / NEW LEASES



Trinity Court
2-4 West Street
Fareham
Hampshire PO16 0BH

- **On site parking**
- **Passenger lift with disabled access**
- **Refitted common parts**

LOCATION

The property is located at the junction of East Street, West Street and the High Street in Fareham's town centre. There are, therefore, the combined benefits of the main shopping area being close at hand, good motor access and being in the principle area for office occupiers within the town.

DESCRIPTION

A modern three storey office building with its own on site car parking facilities. The available space comprises part of the second floor front suite of the building. The offices are arranged as an open plan space. They have their own kitchen facilities.

The second floor suite is now available for immediate occupation. The first floor offices will be available in April 2012

First Floor	1,725 sq ft / 160 sq.m
Second Floor front right suite	810 sq ft / 75 sq.m

FEATURES

- On site car parking
- Passenger lift upgraded to accommodate disabled access
- Totally refitted toilet facilities and disabled WC

RENTAL

First floor	£17,250 per annum exclusive + VAT
Second floor Front right suite	£ 8,100 per annum exclusive + VAT

LEASE

The offices are available on a new full repairing and insuring Lease for a term to be agreed, subject to periodic rent reviews.

RATES

First Floor Rateable Value £14,500. Rates payable £ 6,134.

Second floor Front right suite. Rateable Value £7,300 Rates payable £3,088 , subject to small business rate relief to qualifying occupiers

Source 2010 Rating List. www.voa.gov.uk

VIEWING

By appointment with owners agents:

Cyan Power Commercial Property Agents

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 their intended use.