

To Let

Office Property

Self-Contained Modern Offices

Units 7 & 8 Manor Court, Barnes Wallis Road, Segensworth, Fareham, PO15 5TH



Unit 7 Manor Court

- 2,575 6,781 Sq Ft (239 - 630 Sq M)
- **Comfort Cooling to Part**
- Close to Junction 9, M27 Excellent Car Parking Provision

7 & 8 Manor Court, Barnes Wallis Road, Segensworth, Fareham, PO15 5TH

Location

Manor Court is at the entrance to a modern office development located on Barnes Wallis Road in Segensworth East. The premises have excellent access to Junction 9 on the M27 which provides access to Southampton, approximately 10 miles to the West and Portsmouth, approximately 12 miles to the East. The M27 links to the southern end of the M3 approximately 7 miles to the west.

The prominent and accessible location has attracted many national occupiers including Raymarine and Lloyds TSB to the area.

Southampton International Airport and Southampton Parkway Railway Station are within 7 miles. Swanwick train station is within one mile providing both local and national rail services. The building is also well served by local bus services between Southampton and Fareham.

Outstanding retail facilities are provided at Whitely Shopping Village – a 320,000 sq ft retail development. It includes shops, restaurants, cafes and a new multi-screen cinema with 1,136 free car parking spaces. Local retail and banking amenities are also located within walking distance in Park Gate.

Description

The accommodation comprises three adjoining office buildings arranged over ground and first floors. The offices are open plan in design with WCs on each floor.

- Comfort cooling in part
- Under floor/perimeter trunking
- Gas central heating
- Suspended ceilings with CAT II lighting
- Excellent car parking provision

Accommodation

The property provides the following approximate net internal areas:

Floors	SQ FT	SQ M
Unit 7	2,575	239
Unit 8	4,206	391
TOTAL	6,781	630

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

Rateable Value

Unit 7 - £31,000

Unit 8 - £53,500

Rating Assessment Source – www.voa.gov.uk Uniform Business Rate is £0.497p (2016/2017) Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

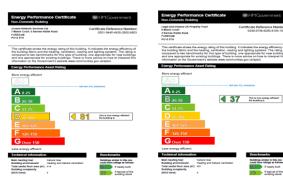
Rent

The premises have the ability to let as a whole or individual units. Rent on application.

Energy Performance Asset Rating

Unit 7 – D81

Unit 8 - B37



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment:

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Location



Unit 8 Manor Court





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