



Primmer Olds B&A S

TO LET

High quality office suite on established office park

SUITE 1F BRAMBLE HOUSE, FURZEHALL FARM, 112 WICKHAM ROAD, FAREHAM, HAMPSHIRE PO16 7JH

Key Features

- Net Internal Area 84.23 sq m (907 sq ft)
 - Lift access
 - Air conditioning
 - 3 x allocated parking spaces
- Adjacent J10 M27 and close to Fareham town centre
 - Well managed building & estate
- Building supplied by GREEN ENERGY supplier



Primmer Olds B&A S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

Suite 1F Bramble House, 112 Wickham Road

DESCRIPTION

Bramble House is a 3 storey purpose built detached office located on Furzehall Farm, a very popular high quality office park, which comprises various modern and converted office buildings with a range of occupiers. The available suite is located on the 2nd floor of the building and has the benefit of lift access internally.

Furzehall Farm is located immediately adjacent to J10 M27 and also in close proximity to J11 M27. Fareham Train Station is in walking distance to the south.

There are 3 allocated parking spaces.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Net Internal Area	907	84.26
Total	907	84.26

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition

PLANNING

Understood to be B1a Office. Interested parties are advised to make their own enquiries.

RATES

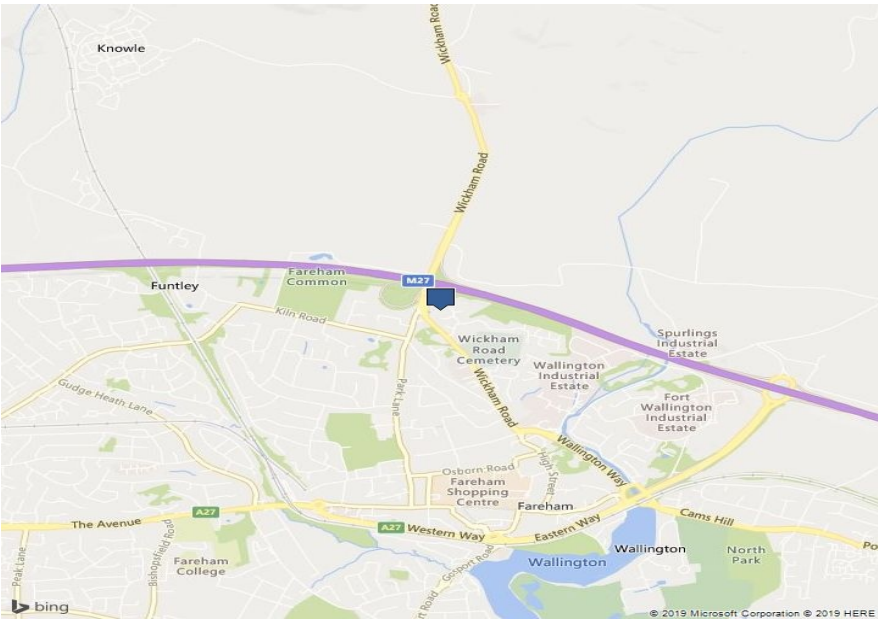
Rateable Value £8,200
 Source - voa.gov.uk
 The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.
 If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.
 All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - C59

TERMS


Available by way of a new full repairing and insuring lease for a term to be agreed at £13,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.
 Note: There is to be a service charge levied to cover communal costs .
 Current budget £631.40 per quarter.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



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