

# To Let

## Office Property

### Self-Contained Modern Offices

10 Manor Court, Barnes Wallis Road, Segensworth, Fareham, PO15 5TH



- 1,486 Sq Ft (138 Sq M)
- Open Plan
- Close to Junction 9, M27
- Excellent Car Parking Provision

# 10 Manor Court, Barnes Wallis Road, Segensworth, Fareham, PO15 5TH

## Location

Manor Court is at the entrance of a modern office development located at 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 property comprises of a mid-terraced, self-contained office arranged over ground and first floors. The property benefits from the following:

- Suspended ceiling with recessed lighting
- Gas central heating
- Floor boxes to power, data and telecoms
- Excellent car parking provision
- Male/female and disabled WC facilities

## Accommodation

The property provides the following approximate net internal areas:

Floors	SQ FT	SQ M
Ground Floor	683	63.4
First Floor	803	74.6
TOTAL	1,486	138

## 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 - £20,500

Rating Assessment Source – [www.voa.gov.uk](http://www.voa.gov.uk)

Uniform Business Rate is £0.491p (2018/2019)

Any intending lessee must satisfy themselves as to the accuracy of this information.

## Terms

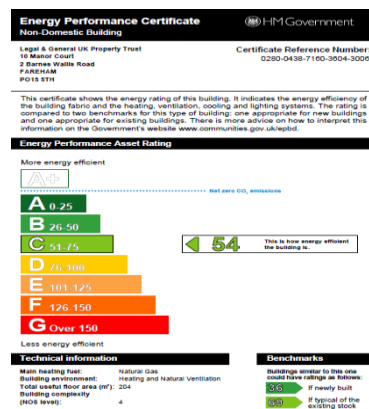
The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

£20,000 pa

## Energy Performance Asset Rating

C54.



## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Steven Williams

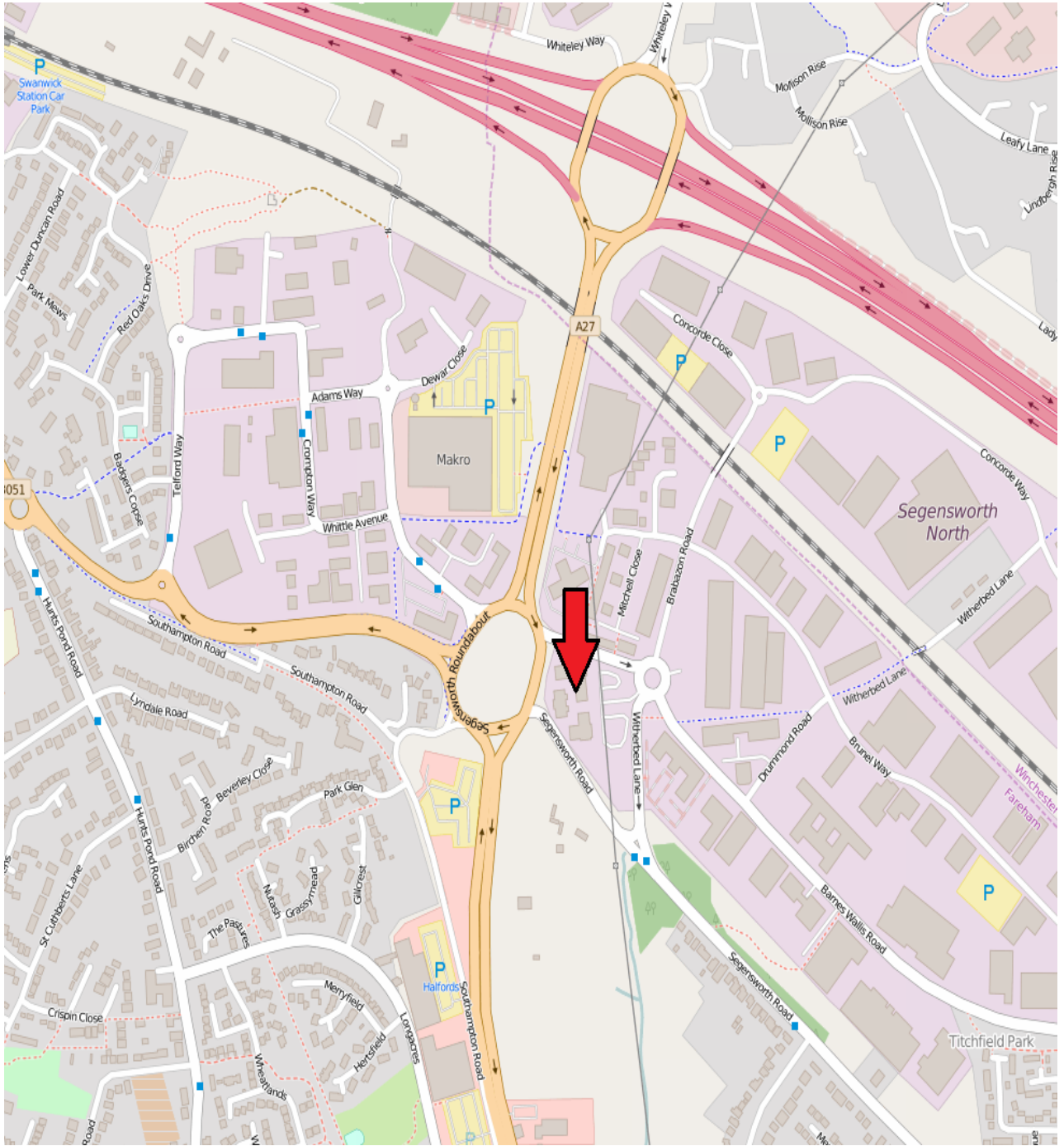
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