



Modern Ground Floor Office Suite

Wates House

Wallington Hill, Fareham, PO16 7BJ

Office

TO LET

1,527 sq ft

(141.86 sq m)

- 7 car parking spaces
- Walking distance to town centre
- Easy access to M27 via Junction 10 and 11

Wates House, Wallington Hill, PO16 7BJ

Summary

Available Size	1,527 sq ft
Rent	£22,950 per annum
Business Rates	Upon Enquiry
Rateable Value	£12,708
EPC Rating	D (79)

Location

Wates House is located to the north of Fareham town centre and is within walking distance of pubs and restaurants in the historic High Street and indoor shopping precinct and Leisure Centre.

Fareham train station with direct line to London Waterloo is approximately 1 mile distant. The property is located off the junction of Wickham Road and High Street via Wallington Hill. Wallington Hill provides pedestrian access to Wallington Village and Sainsburys Superstore. Occupiers in the building include Hampshire Chamber, HB Law and CPS.

Description

Wates House occupies a self-contained site benefiting from excellent on site car parking. Internally, the building is configured with a generous ground floor reception with service core with male and female WCs, lift and stairwell leading off, disabled WC on the ground floor.

The office suites is on the ground floor and benefits from the following amenities:

- Good floor to ceiling heights
- Good natural light
- Carpeted throughout
- Suspended ceilings with recessed lighting
- Perimeter cable management
- Mix of comfort cooling and has fired central heating

Accommodation

The accommodation comprises the following:

Name	Sq ft	Sq m	Tenure	Availability
G - Ground Floor Suite	1,527	141.86	To let	Available
Total	1,527	141.86		

Terms

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

Legal Costs

Both parties to pay their own legal costs.

Buildings Insurance and Service Charge

Current estimated annual service charge is £1,868.66 and annual buildings insurance is £573.40.



Viewing & Further Information

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