



## Unit A4 Knowle Village Business Park, Mayles Lane, Fareham, PO17 5DY

### Modern Office Suite

#### Summary

Tenure	To Let
Available Size	672 sq ft / 62.43 sq m
Rent	£9,000 per annum
Rateable Value	£12,500
EPC Rating	B (45)

#### Key Points

- Good on Site Parking
- Quiet Landscaped Site
- Secure Site
- Modern Office Suites
- EPC - B(45)

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# Unit A4 Knowle Village Business Park, Mayles Lane, Fareham, PO17 5DY

## Description

A modern development for four office suites within a detached brick and tile building and fourteen industrial units on a self contained landscaped site.

The self-contained suite is located on the first floor with access through a communal entrance and stairway, and has a kitchenette and w/c.

## Location

Knowle Village Business Park is located approximately one and a half miles from Fareham with junction 10 being the closest point of access to the M27.

Junction 9 (Segensworth) is also close by. There is access to the B2177 and A32 at Wickham.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	672	62.43	Available
<b>Total</b>	<b>672</b>	<b>62.43</b>	

## Specification

- Suspended Ceiling
- CAT 2 lighting
- WC & wash hand basin (DDA)
- Kitchenette
- Carpeted
- x3 Parking spaces
- Barrier entry to the site

## Terms

Available on a full repairing insuring lease for a term to be agreed at a rent of £9,000 per annum + VAT.  
Leases are 3 yearly.

## Business Rates

Rateable value £12,500

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

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

VAT is applicable on rent

There is an estate service charge that is 10% + VAT of the rent.

Building insurance for the current term is £583 pa.



## Viewing & Further Information

James West  
02392 377800 | 07415438230  
James@hi-m.co.uk

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