



**2nd Floor, Unit 5D The Tanneries, East Street, Titchfield,  
Fareham, PO14 4AR**  
Second Floor Office Suite

**Summary**

Tenure	To Let
Available Size	578 sq ft / 53.70 sq m
Rent	£5,250 per annum
Service Charge	£600 per annum Building Insurance - £295.43 pa
Rateable Value	£4,400
EPC Rating	Upon enquiry

**Key Points**

- Kitchenette and Toilet Facilities
- UPVC Double Glazing
- 2 Parking Spaces
- Open Plan Office Suites

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## Description

A development of approximately twenty-five light industrial and office units on a self contained site.

The property is a second floor suite, which can be open plan with a kitchenette in. The property lends itself to multiple uses (STP).

## Location

Titchfield Industries are located on the south side of East Street close to its junction with Titchfield Hill and virtually opposite the junction of East Street and Mill Street. There is dual carriageway access to the M27 at Junction 9.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure
2nd	578	53.70	To Let
<b>Total</b>	<b>578</b>	<b>53.70</b>	

## Specification

The offices are based on the 2nd floor providing open plan space, with a small meeting room, kitchenette and toilet facilities.

The suites benefit from having UPVC double glazing, strip lighting, electric heating and 2 parking spaces.

## Terms

Rent is £5,250 per annum.

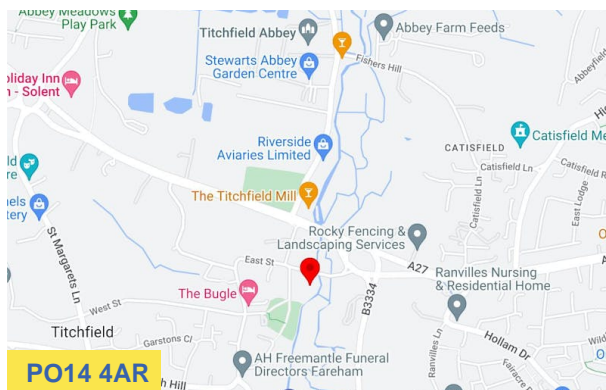
Available on a new full repairing and insuring lease for term to be agreed.

## Other Costs

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

Service charge (£150 p/q) and building insurance (£295.43) will apply.

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

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