

01329 221199

eddisons.com

Eddisons

OFFICE / STUDIO ACCOMMODATION - TO LET



**Offices at 12a The Square, Wickham, Fareham PO17 5JQ**

**From £4,350 to £13,850 per annum**

**From 21.8 sq. m. (234 sq ft) to  
65.1 sq. m. (701 sq. ft.)**

- Office / Studio Accommodation
- To Let
- Range of Uses Considered
- Village Centre Location

## LOCATION

12 The Square is situated in a prime pitch within the village of Wickham, an attractive and affluent village positioned approximately two and a half miles north of Fareham.

Wickham is renowned for having one of the oldest continuous historic market squares, which is lined with historic buildings and is designated as a conservation area. Nearby Fareham forms part of the ever-expanding south coast conurbation, positioned between the cities and regional commercial hubs of Portsmouth to the southeast and Southampton to the west.

Wickham benefits from excellent transport communications with easy access to Junctions 10 and 11 of the M27, rail services at Fareham Train Station (with a direct line to London Waterloo) and ferry services from Portsmouth and Southampton. Furthermore, Southampton airport is a short car journey away.

## DESCRIPTION

The property comprises refurbished office/ studio accommodation over the first and second floors with shared kitchenette and toilet facilities.

The property is centrally located within Wickham Square and a short walk from several car parks.

The accommodation does not have allocated parking.

## ACCOMMODATION

The property has the following approximate floor areas on a Net Internal Area (NIA) basis:

Floor	Sq. M	Sq. Ft.
First Floor Suite	43.4	467
Second Floor Suite	21.8	234
<b>Total Area</b>	<b>65.1</b>	<b>701</b>

## RENT

The accommodation is available to let together or separately on terms to be agreed at the following rents:

Floor	Rent Per annum
First Floor Suite	£9,500
Second Floor Suite	£4,350
<b>Total</b>	<b>£13,850</b>

## VAT

We understand that the property is VAT elected.

## BUSINESS RATES

To be reassessed.

## SERVICE CHARGE

Further details are available on request.

## SERVICES

We understand that the property benefits from mains connections to electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

D (79).

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
incorporating Daniells Harrison



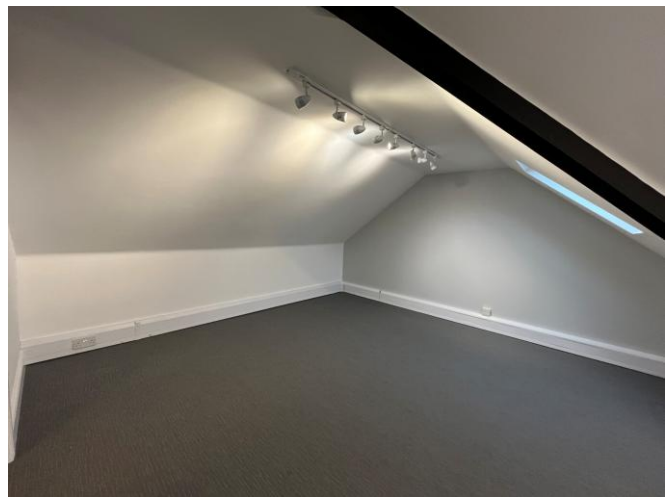
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For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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