

**AIR CONDITIONED OFFICES**  
**2,400 – 3,600 sq.ft / 223-334 sq.m**  
**TO LET - NEW LEASE**



**Units 8-9 Dartmouth Buildings.**  
**Fort Fareham Trading Estate**  
**Newgate Lane**  
**Fareham PO14 1AH**

- **Fully fitted offices. Newly decorated**
- **Arranged as open plan space with partitioned offices**
- **Good on site car parking**
- **Storage or compound facilities also available**

**Cyan Power Limited – Commercial Property Agents**

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Regulated by RICS

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## **LOCATION**

Dartmouth Buildings is a modern development forming part of the established Fort Fareham Industrial Estate. It is located at the northern end of Newgate Lane, virtually opposite the First Saxon Garage. There is mainly dual carriageway access to Fareham town centre and the M27 at Junction 11.

## **DESCRIPTION**

Dartmouth Buildings is a modern block of industrial and office units benefiting from good on-site parking. The vacant offices are located at first floor level and comprise one open plan area, plus private offices with self-contained wc facilities.

Internally the offices have air conditioning installed.

**Net internal floor area: 2,400 sq.m - 3,600 sq.m / 223 sq.m – 334 sq.m**

Ground floor storage space or a storage compound can also be available if required.

There are numerous allocated car spaces.

Energy Performance Rating Class B28

## **RENTAL**

£10.00 per square foot exclusive of Rates, plus VAT

## **LEASE**

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

## **RATES**

Rateable Value for 3,600 sq.ft will be £31,000 and so Rates payable £15,469.

## **VIEWING**

At short notice through letting agents

Cyan Power

Tel 01329 220688

Attention Ian Power

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.