

01329 221199

eddisons.com

OFFICES (CLASS E) – FOR SALE

Eddisons

PRICE REDUCED



6 - 8 Little Park Farm Road, Segensworth West, Fareham PO15 5TD

£550,000

256 sq m (2,755 sq. ft.)

- Long Leasehold
- For Sale
- Easy Access (J9) M27.
- Allocated Parking

LOCATION

The property is located within Segensworth, an established business estate with a range of industrial and office buildings. Segensworth is situated on the south coast, approximately equal distance between the commercial centres and ports of Southampton to the west and Portsmouth to the east.

The property benefits from excellent transport communications with junction 9 of the M27 a short distance away by car and rail services at Fareham and Bursledon.

Nearby occupiers include; Vibe Business Interiors, W Wealth Management, Lawrence Clarke Ltd and Booker.

DESCRIPTION

The property comprises offices over ground and first floors with two sets of staircases providing access up to the top floor.

The offices benefit from kitchen and toilet facilities in addition to suspended ceilings, LED lighting, gas central heating, comfort cooling and floor boxes.

There is potential for the offices to be split subject to all necessary consents / approvals and the splitting of services (as required).

The offices benefit from a total of 8 allocated car parking spaces.

ACCOMMODATION

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

Total 256 sq m (2,755 sq. ft.)

PRICE

The long leasehold interest 125 years (less the last 10 days) from 21st November 1984 is available to purchase on the basis of vacant possession. At a guide price of £550,000.

VAT

We understand the property is **not** elected for VAT.

BUSINESS RATES

To be confirmed.

SERVICE CHARGE

A service charge operates at the estate. Further details are available on request.

SERVICES

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

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

C (68).

VIEWING

Strictly by appointment with the sole agents:-

**Eddisons
incorporating Daniells Harrison**



Nick Holtby
01329 221199
nicholas.holtby@eddisons.com

Ref: NH060224
Date: 6th Feb 2024

For more information, visit eddisons.com
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Important Information

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