

RON ROSS

From: "Andy Hellier" <andy@hlp.co.uk>
Date: 26 October 2012 15:16
To: [REDACTED]
Attach: SA001.pdf.pdf
Subject: Station Approach
Ron,

Further to our earlier conversation I am able to report the following in respect of our marketing of the above property.

We first received instructions to market the property in March 2011. However, the property had been vacant prior to this as the previous tenant had vacated prior to the lease expiry.

The property has been marketed as extensively as possible with a board being erected in March 2011. It has been advertised widely on the internet through Hellier Langston's website, along with a number of other commercial property search websites. A number of targeted mailshots have been carried out on local office occupiers. All of which has had limited success, with very limited interest being drawn from office occupiers. In our initial advice to the landlord, we stated that it would be likely that given the lack of interest in offices in Emsworth, particularly of this size, the eventual occupier would ultimately have an element of retail. This has proved to be the case as the interest we have received is of a similar nature to yourselves in that they would require a change of use.

I hope this brief report deals satisfies your requirements, should you have any further queries, do not hesitate to contact me.

Kind Regards,
Andy Hellier MSc. MRICS

HELLIER LANGSTON

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For more information about Hellier Langston visit www.hlp.co.uk

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Company No. 5013122
Registered Office: Station House, North Street, Havant, PO9 1QU

26/10/2012

TO LET OR FOR SALE

DETACHED OFFICES

(Potential for alternative uses such as retail/showroom/industrial subject to planning)

**SYSTEMS HOUSE, UNIT 1 STATION APPROACH,
EMSWORTH PO10 7PW**



- **5,965 sq. ft. (554.37 sq. m.)**
- **14+ parking spaces**
- **Adjoining Emsworth railway station**

LOCATION

Systems House is a two storey office building in Emsworth Town Centre, immediately adjacent to the railway station. Accessed via North Street the property is conveniently situated for access by road (via A27/A259) and public transport.

DESCRIPTION

The property comprises a detached two storey building, formerly a showroom, which has been fitted out to provide office accommodation and ancillary facilities on ground and first floor levels.

The building is of steel frame construction with external profile metal cladding and cavity wall elevations under a pitched metal clad roof.

The accommodation provides a flexible mix of open plan and individual offices. There are kitchen and cloakroom facilities on each floor.

Suspended ceilings with recessed fluorescent lighting and carpeting. There is a gas fired central heating system with comfort cooling provided to parts of the building.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal area:

Accommodation	sq. ft.	sq. m.
Ground Floor	3,192	296.66
First Floor	2,773	257.71
Total:	5,965	554.37

TERMS

The premises are available to let on a new full repairing and insuring lease at a commencing rent of £60,000 per annum exclusive.

Our client might consider selling their freehold interest. Price upon application.

RATEABLE VALUE

The Valuation Office website site shows the property is assessed as:

Commercial Unit & Premises £48,000.

VAT

The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

LOCATION

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

VIEWING

Strictly by arrangement through sole agents Hellier Langston.

