PROPERTY PARTICULARS

HOLLOWAY ILIFFE & MITCHELL
023 9237 7800
10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH
www.hi-m.co.uk

HAVANT BOROUGH COUNCIL
25 AUG 2011
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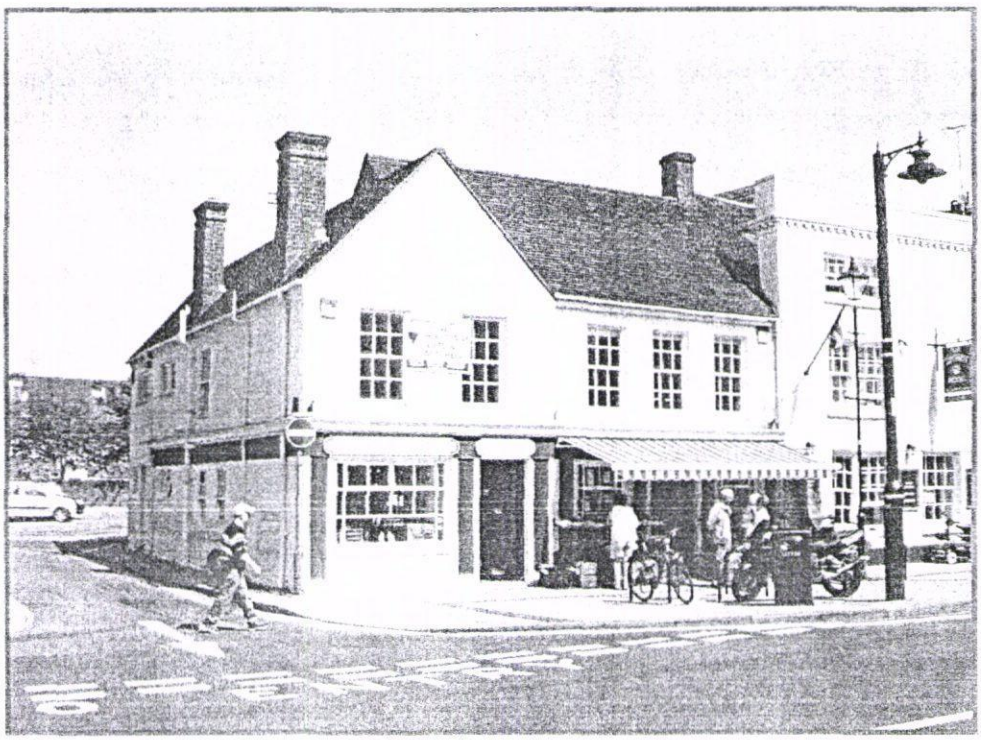
TO LET

FIRST FLOOR SELF CONTAINED OFFICES

74.32 sq.m / 800 sq.ft



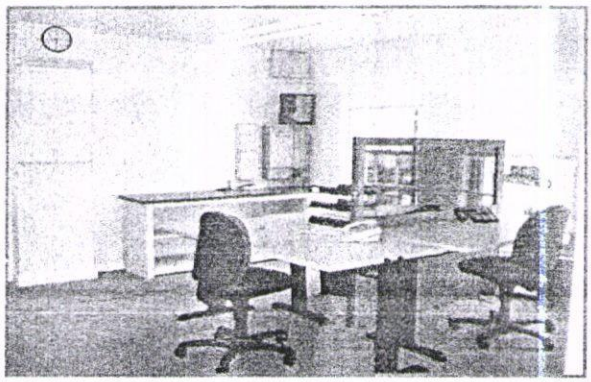
4a/6a HIGH STREET EMSWORTH HAMPSHIRE PO10 7AW

RICS

4a 6a High Street Emsworth

LOCATION

The premises are situated on the north side of High Street in the centre of the town. Emsworth Station is within ½ mile and Havant Road links to the A27 approximately 1 mile to the west, providing easy access to the M27, M275 and A3M.



DESCRIPTION

The premises comprise a self contained first floor suite of offices having the benefit of gas fired central heating, Cat II lighting together with a fitted kitchen.

ACCOMMODATION

Office 1	12.108 sq.m	(130 sq.ft)
Office 2	13.056 sq.m	(140 sq.ft)
Office 3	26.38 sq.m	(284 sq.ft)
Office 4	13.55 sq.m	(146 sq.ft)
Office 5	7.69 sq.m	(83 sq.ft)
Kitchen	4.24 sq.m	(46 sq.ft)

Fitted units with worktop & stainless steel sink unit
Bathroom with low level W.C., wash basin and bath

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RATES

You are advised to make your own enquiries in this regard to Havant Borough Council on 023 9247 4174 or via www.voa.gov.uk Our enquiries indicate a rateable value for 2010 to be £5,300.

TERMS

The premises are available by way of a new full repairing & insuring lease for a term to be agreed subject to regular rent reviews.

RENT

£12,000 per annum exclusive of rates.

VIEWING

Strictly by appointment through **Holloway Iliffe & Mitchell;**

023 9237 7800
HOLLOWAY ILIFFE & MITCHELL
www.hi-m.co.uk

Contact : Derek Holloway
E-mail: derek@hi-m.co.uk

As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively the document can be found at www.commercialleasecodeofpractice.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7334 3806) In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may effect the level of rent proposed.

Misrepresentation Act 1977 – Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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EMSWORTH TO LET 74.32 sq.m / 800 sq.ft
First floor self-contained offices with the benefit of gas fired central heating, cat II lighting, together with a fitted kitchen. Available on a new FRI lease for a term to be agreed.
RENT: £12,000 pax

- Status : Available
- Ref : HIM 46

Click here to download PDF containing the details of this property

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RICS Qualified RICS member

Holloway Iliffe & Mitchell
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