

**GROUND FLOOR OFFICE / STUDIO**



Victoria House, 2 Grove Road, Fareham PO16 7TE

**Rent: £16,000 per annum**

- Refurbished Office / Studio
- Prominent Position
- Allocated Car Parking (4 spaces)
- Town Centre Location
- 0.2 miles from Fareham Train Station

## Location

Victoria House is located within the town centre of Fareham, a large marker town at the northwest tip of Portsmouth Harbour. 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.

Fareham benefits from excellent transport communications with easy access to junctions 10 & 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. The building occupies an established and prominent position at the junction of Grove Road and West Street, a short walk from Fareham train station.

Welborne Garden Village is currently under construction, immediately to the north of Fareham. Once complete, this will comprise up to 6,000 new homes, a village centre and a Science & Technology Park.

## Description

The property comprises a well presented ground floor office forming part of an attractive and characterful period building. The accommodation has been refurbished to a high standard and benefits from excellent levels of natural light, complemented by modern LED lighting throughout.

The space provides a combination of open plan accommodation and well appointed meeting rooms, in addition to kitchen and toilet facilities. The office further benefits from allocated car parking (x4).

## VAT

We understand that the property is VAT elected.

## Business Rates

From the 1 April 2026, the property will have a rateable value of £14,750.

## Service Charge

Further details are available on request.

## Legal Costs

Each party to bear their own costs.

## EPC

D (93).

## Lease Terms

The property is available to be let on terms to be agreed at a commencing rent of £16,000 per annum.

## Areas

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

Area	Sq. M.	Sq. Ft.
Ground Floor	92.8	999

## Viewing

Strictly by appointment with the sole agents:

### BTG Eddisons



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