



5 Gloster Court, Whittle Avenue, Fareham P015 5SH

**TO LET  
FOR SALE**

Two Storey Office With Excellent  
Parking

**1,590 Sq Ft  
(148 Sq M)**

## DESCRIPTION

The property comprises a two storey semi-detached office building which is part of the Gloster Court development. Unit 5 has a modern open plan layout with good internal dimensions. The building is accessed via its own ground floor entrance lobby. The ground floor and first floor offices are self contained sharing the communal lobby area. There are male/female and disabled WC's on the ground floor and a kitchenette on both floors.

- ✓ 10 Allocated Parking Spaces (6 First & 4 Ground)
- ✓ Suspended Ceilings & LED Lighting
- ✓ Located Close to J9 M27
- ✓ Well Established Business Location
- ✓ Building Can Be Split To Provide Individual Floors
- ✓ Underfloor & Perimeter Trunking

## LOCATION

The property occupies an excellent business location within Segensworth being equidistant from both Portsmouth and Southampton. Gloster Court is located in Whittle Avenue, just to the South of Junction 9 M27; the main arterial road along the central South Coast. It can also be accessed from the A27 Southampton Road, one of the main local routes linking Fareham to Southampton.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	753	70
First Floor	836	78
<b>Total</b>	<b>1,590</b>	<b>148</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

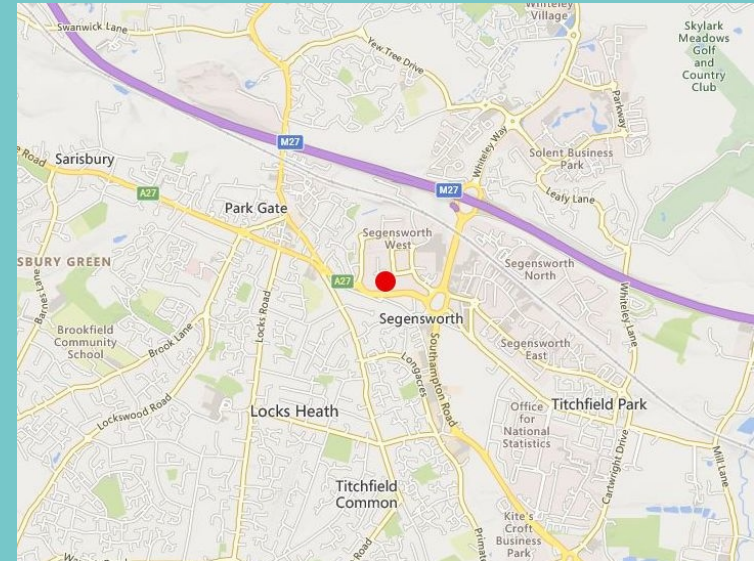
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is available for rent at £16.50 psf. To purchase the long leasehold, £240,000.

## EPC

The Energy Performance Asset Rating is D (80).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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