

INVESTMENT OPPORTUNITY – FOR SALE



Bramble Hoise, Furzehall Farm, Wickham Road, Fareham PO16 7JH

Price on Application – Investment Summary

- Freehold Sale
- Multi-let Investment
- Producing Total Gross Income of **£108,730** pax
- Potential to Regear Leases
- Situated Adjacent to the New Welborne Development
- Improvement Works to Junction 10 M27 Underway

Location

Bramble House is located on the northern outskirts of Fareham a large market 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.

Situation

Bramble House is situated on Furzehall Farm, a popular quality office scheme, located next to junction 10 of the M27. Occupiers on the estate include; Award winning Architect HGP, Jeffries & Dibbens and T&T Facades.

The new Welborne development adjoins Furzehall Farm and once complete comprises up to 6,000 new homes, a village centre and a Science & Technology Park with improvements to Junction 10 of the M27.

Description

Bramble House comprises a detached purpose-built modern office over ground, first and second floors. The building is set in landscaped grounds with allocated car parking provided (30 spaces)

The main entrance / foyer provides access to a central stair core and lift, serving each floor. Six office suites are provided over the three floors. The office has mains connections to gas, electricity, water and drainage and benefits from comfort cooling and fibre broadband to the premises.

Bramble House is fully let with a total combined annual rental income of £108,730 per annum exclusive. In our opinion there is scope to re-gear the leases and increase the rental income.

Price

The property is available to purchase freehold and subject to the occupational leases. Price on application.

Service charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

VAT

We understand that Bramble House is VAT elected.

Data Room

A data room has been created with copies of the lease agreements, energy performance certificates, plans and photographs.

Get in touch for a link to the data room.

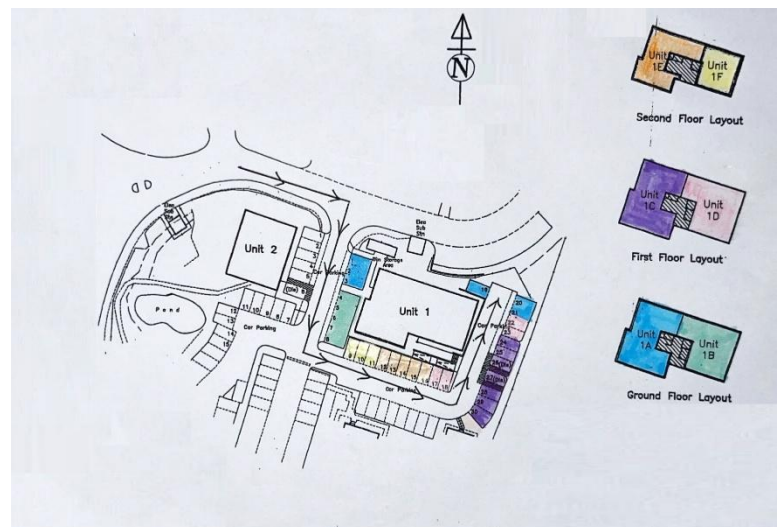
Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



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