

MODERN FACTORY UNIT
1,020 sq ft / 95 sq m
TO LET – NEW LEASE



G1 Knowle Village Business Park
Mayles Lane
Fareham
Hampshire PO17 5DY

- **Office area installed**
- **Available November 2019**
- **Good on site parking**

Location:

Knowle Village Business Park is located approximately one and a half miles from Fareham with junction 10 being the closest point of access to the M27. Junction 9 (Segensworth) is also close by. There is access to the B2177 and A32 at Wickham.

Description:

A modern development of fourteen industrial units on a self-contained landscaped site. All other units are now occupied. Unit G1 is a semi-detached unit providing ground floor manufacturing and storage space.

Ground floor area 1,020 sq.ft / 95 sq.m

EPC Rating D78

Rent:

£10,500 per annum exclusive plus VAT.

Lease:

The premises are available on a new full repairing and insuring lease
For a minimum term of three years.

Rates:

Rateable Value £7,800. Rates payable £3,861. Businesses qualifying for small unit Rate Relief will pay no Rates .

Source www.voa.gov.uk. 2017 List

Viewing:

By appointment with agents:

Cyan Power Commercial Property Agents or	Holloway Illiffe and Mitchell
Telephone: 01329 220688	Attention: Tom Holloway
Attention: Ian Power	

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning). We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated Planning Use with the relevant Planning Office to ensure that it is in accordance with their intended use.