

**MODERN FACTORY UNIT
1,885 sq ft / 175 sq m
TO LET – NEW LEASE**



**C2 Knowle Village Business Park
Mayles Lane, Fareham
Hampshire PO17 5DY**

- **Ready for early occupation**
 - **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 on site are currently occupied. Unit C2 is a semi-detached unit providing ground floor manufacturing and storage space.

Ground floor area 1,885 sq.ft / 175 sq.m

Energy Performance Certificate Rating Class D78

Rent:

£14,000 per annum exclusive plus VAT.

Lease:

The premises are available on a new six-year lease, subject to a three yearly rent review.

Rates:

2017 Rating List. Rateable Value of £14,000. The Rates payable will therefore be £5,961. Parties qualifying for Small Business Rate Relief will pay the lesser sum of £3,974

Viewing:

By appointment with agents:

Cyan Power

Telephone: 01329 220688

Attention: Ian Power

Holloway Iliffe and Mitchell

Telephone 023 9237 7800

Attention: Tom Holloway

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.