



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Suite A, Unit B Wellington Gate, Silverthorne
Way, Waterlooville PO7 7XY
First Floor Offices**



KEY FEATURES

2,538 sq. ft. (236 sq. m.)

Open plan and cellular offices

Kitchen and WC facilities

Newly refurbished

Generous parking

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

First Floor Offices

Description

The office suite is located on the first floor, accessed via a large ground floor entrance lobby with stair and lift access to first floor landing with kitchen and WCs.

The office accommodation benefits from a reception, server room and open plan area.

The suite has recently been refurbished creating an open plan office with new carpets and LED lighting.

- Open plan and cellular offices
- Raised access floors with data cabling and power
- Stair and lift access
- Kitchen and WC facilities
- Gas fired heating
- Generous parking

Accommodation

The property has been measured and has the following approximate net internal area:

	sq. ft.	sq. m.
Suite A	2,538	236

Terms

The suite is available on a new full repairing and insuring lease on terms to be agreed.

Rent

Upon application.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

To be re-assessed.

Energy Performance Certificate

Rating: D-90

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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Location

The property forms part of the Wellington Gate complex and enjoys a prominent and convenient location in Silverthorne Way, on the popular and well-established Brambles Farm Business Park. Waterlooville Town Centre is half a mile from the property, the A3(M) approximately 2 miles away and is accessed via the dual carriageway, Town Centre ring road and Hulbert Road.

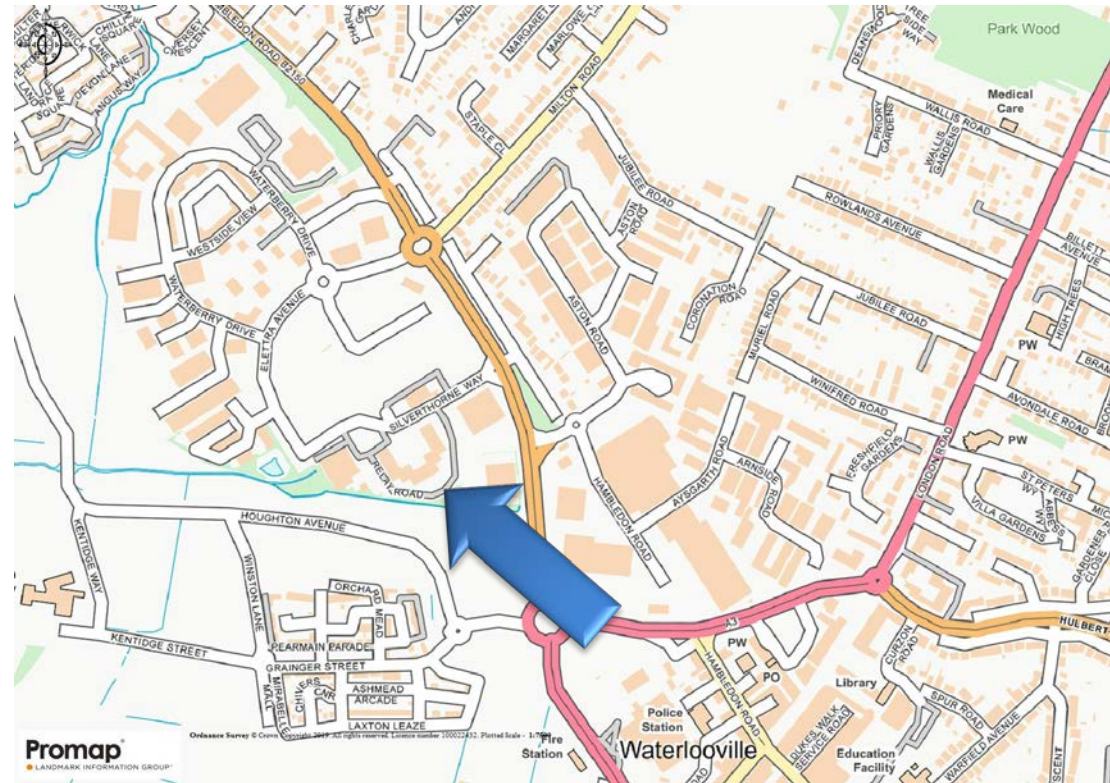
Viewing

Strictly by appointment through joint sole agents:

Andy Hellier
Hellier Langston
01329 220111
07930 661782
ah@hlp.co.uk

Lambert Smith Hampton
Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk



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Andy Hellier
d: 01329 225744
m: **07930 661782**
e: andy@hlp.co.uk

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Fareham
PO16 8XT
01329 220 111



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