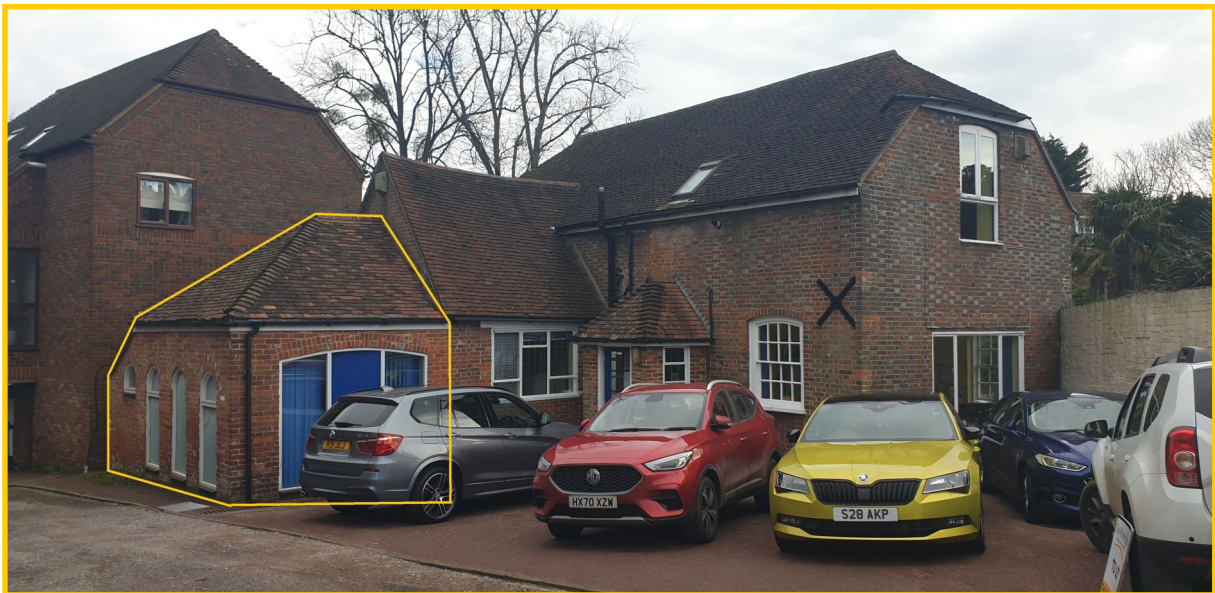


Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**Wickham Road, Fareham
PO16 7BS**

**Ground Floor
Small Self Contained Office
170ft² (15.79m²) Gross Internal**



TO LET

**RENTAL GUIDE £450 PCM - OFFERS INVITED
MINIMUM 12 MONTHS**

**Conveniently positioned within walking distance of
Fareham High Street. Services and Internet. Toilet. Unfurnished.
Close to Junction 10 M27.**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

FULL ADDRESS: 1 Old Manor Cottages, Wickham Road, Fareham, Hampshire, PO16 7BS.

VIEWING: Between the hours of 9am - 4pm Monday to Friday. By direct approach in person to the Landlords at the premises of 'Perry Analytical' currently occupying the adjoining offices.

At other times by contacting and making arrangement with the Letting Agents Giles Wheeler-Bennett - Tel: 01489 896977 or Mobile: 07780 000201 (Dominic Plumpton).

KEY FEATURES: Parking Available - one car in front of office
Self Contained. No shared parts.
Prominent, accessible location
Good transport links
Amenities on the door step
Central Heating
Toilet and washbasin

INTERNAL DIMENSIONS: **Office** — 3.17m x 4.15m (10ft 5in x 13ft 7in).
Toilet Lobby — 1.68m x 1.60m (5ft 6in x 5ft 3in).

SERVICES: Mains Electricity. Main Water. Radiator Heating. Telephone and Internet. Not metered. Tenant's contribution to be agreed.

AVAILABILITY: Now vacant.

TENURE: The property is offered unfurnished. Written Agreement. Initial fixed term to be minimum 12 months.

RENT: £450 per calendar month payable in advance by Standing Order.

DEPOSIT: A deposit will be required prior to the commencement of the Tenancy and will be held against any damage which may arise during the term.

SERVICE CHARGE: Pro rata share of monthly costs = £40 in addition to the rent.

POSTCODE: PO16 7BS

EPC RATING: TBC



For Further Information Contact:

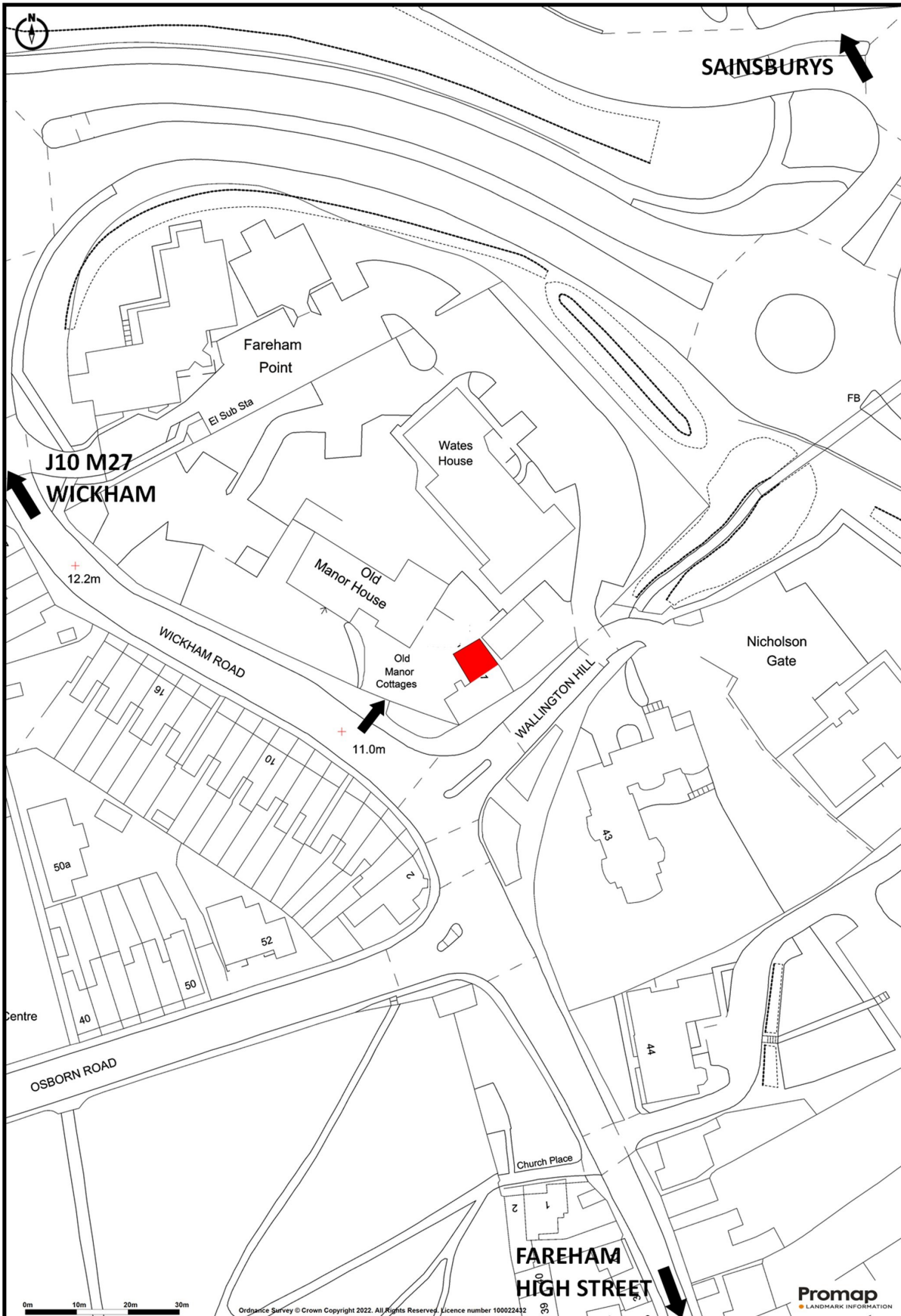
Dominic Plumpton

Tel: 01489 896977 **Mob:** 07780 000201

Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



LOCATION PLAN

