

Fareham

Elan House & Syncline House

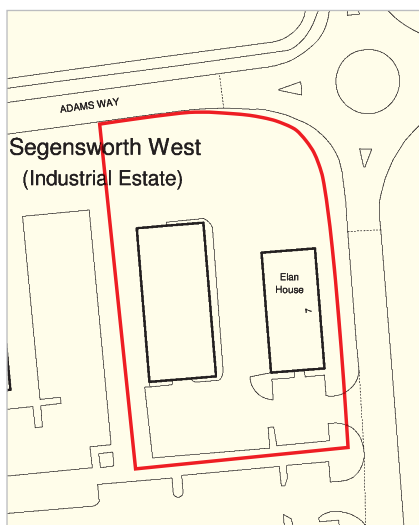
7 Little Park Farm Road
Titchfield
Hampshire
PO15 5SJ

- Long Leasehold Commercial Investment
- Asset management opportunity
- Located close to M27 (Junction 9)
- May suit owner occupier or investor
- Site area 0.43 hectares (1.08 acres)
- Comprises 15,394 sq ft of office, showroom and former laboratory accommodation
- Total Current Rents Reserved
£35,000 pa (1)
plus 9,506 sq ft of Vacant accommodation

SIX WEEK COMPLETION AVAILABLE



1st Floor Office – Elan House



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Elan House



Syncline House

Tenure

Leasehold. Held from Hampshire County Council for a term of 125 years from 10th April 1989 (thus having some 101 years unexpired) at a peppercorn rent.

Location

Fareham is situated between Portsmouth and Southampton, and serves a population of some 108,000. The town enjoys excellent communications, being adjacent to the M27 (Junction 10) as well as having regular rail services. The property is situated on the Segensworth West Industrial Estate on the west side of Little Park Farm Road between Adams Way and Whittle Avenue. Little Park Farm Road provides direct access to the A27 and in turn the M27 via Junction 9 a short distance to the north. Occupiers close by include Makro, FedEx and a range of local occupiers.

Description

The property comprises two detached commercial units known as 'Elan House' and 'Syncline House', both of which provide office accommodation at first floor level and benefit from passenger lifts, raised flooring and suspended ceilings. Elan House is presently vacant and formerly provided laboratory/office accommodation on the ground floor whilst Syncline House is presently used as a car showroom on the ground floor. There is parking for approximately 46 vehicles.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Syncline House	Complete Vehicle Management	Ground Floor 273.6 sq m (2,945 sq ft) First Floor 273.4 sq m (2,943 sq ft) Total 547.0 sq m (5,888 sq ft)	7 years from 15th June 2012 Rent review every 5th year FR & I	£35,000 p.a. (1)	Rent Review 2017
Elan House	Vacant	Ground Floor 445.3 sq m (4,793 sq ft) First Floor 437.9 sq m (4,713 sq ft) Total 883.2 sq m (9,506 sq ft) Attic – Not inspected by Allsop			

(1) The lease is subject to a half-rent period until 15th June 2015. The Vendor will top up the rent to £35,000 pa by a deduction in the purchase price.

Total £35,000 p.a. (1)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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