

# Fareham Distribution Park

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Pre-let opportunity up to 550,000 sq ft

The South Coast's Premier Industrial  
& Logistics Development

PLANNING SUBMITTED



# Join the Pulse of Progress

Fareham Distribution Park offers occupiers the unique opportunity to acquire a bespoke pre-let facility at the heart of the South Coast market.

A planning application has been submitted for a highly specified logistics and manufacturing development.



# The Smart Move for Growing Businesses

Fareham Distribution Park provides the perfect solution as businesses continue to prioritise operational efficiency and environmental responsibility. Whether you're looking to relocate, expand, or establish a new logistics base, this development offers high-quality, future-proofed spaces in an unparalleled location.

Local Occupiers Include:

 **SAFRAN**

 **ESTĒE LAUDER**

 **Raymarine**

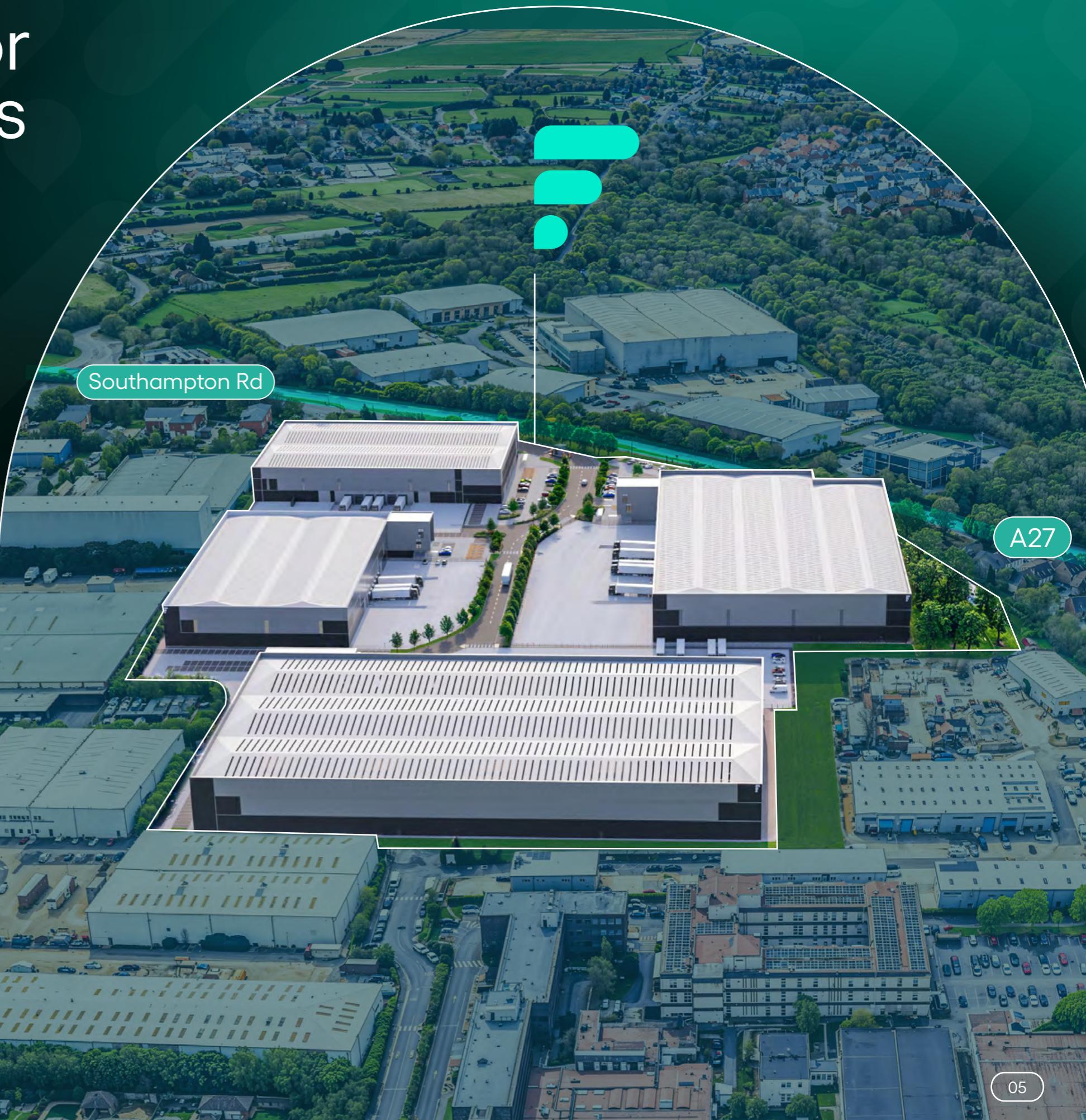
 **smi**

 **TURBOCAM  
INTERNATIONAL**

 **SIVA GROUP**

 **SCANIA**

 **BESTWAY  
WHOLESALE**



# Option One

## 94,148 - 199,494 Sq Ft

Application Submitted



Secure, Self-Contained Plots



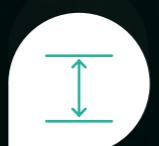
Bespoke Designs Available



Up to 4MVA Power Supply



Targeting BREEAM 'Outstanding'



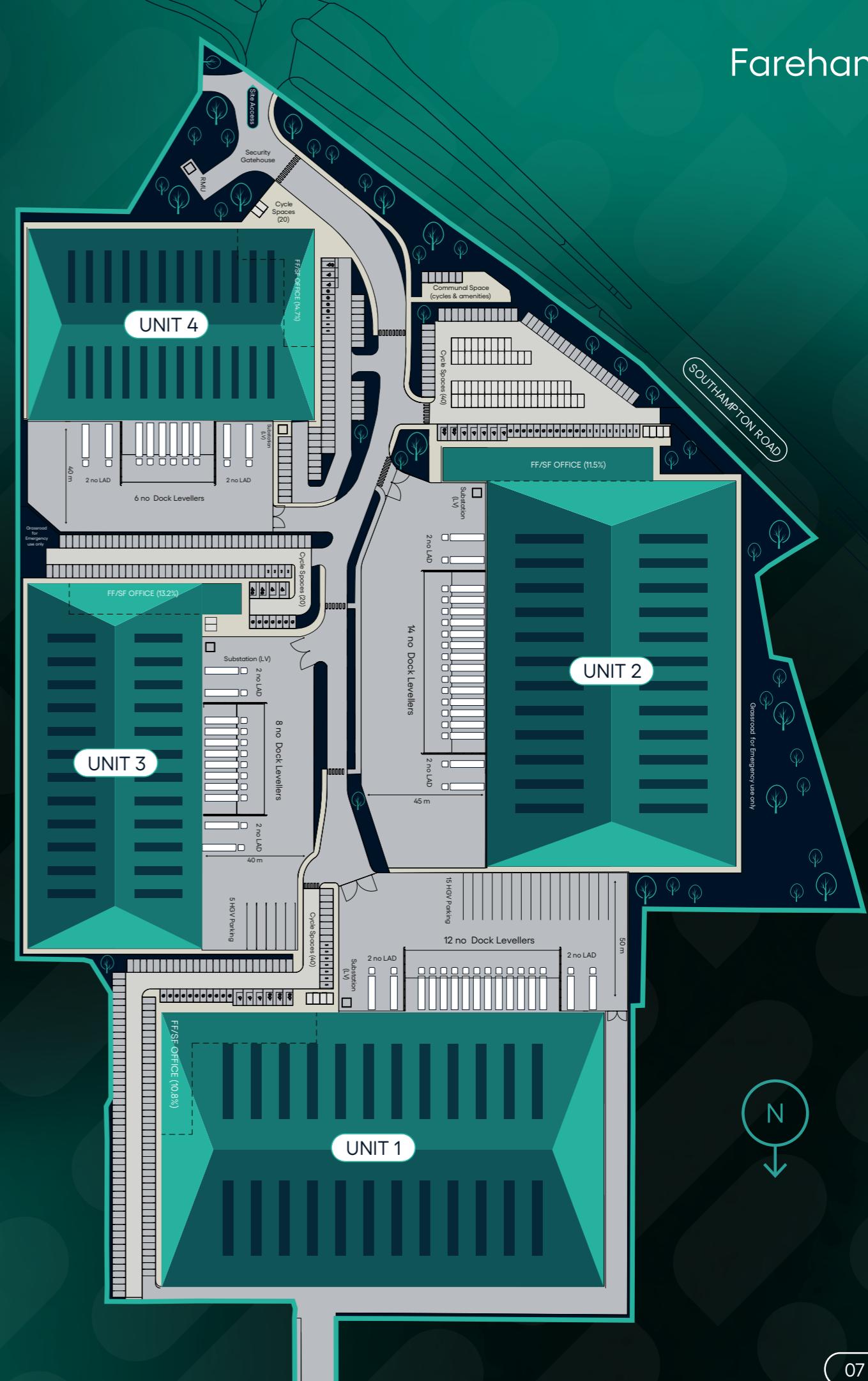
Up to 18m Clear Height



24 Acre Site

Unit 01	SQ M	SQ FT	Unit 02	SQ M	SQ FT
Warehouse	16,154.85	173,889	Warehouse	13,770.91	148,229
Office	1,189.37	12,802	Office	1,001.45	10,780
1st Floor Office	1,189.37	12,802	1st Floor Office	1,001.45	10,780
<b>Total (GEA)</b>	<b>18,533.59</b>	<b>199,494</b>	<b>Total (GEA)</b>	<b>15,773.82</b>	<b>169,788</b>

Unit 03	SQ M	SQ FT	Unit 04	SQ M	SQ FT
Warehouse	8,723.64	93,901	Warehouse	7,344.15	79,052
Office	744.41	8,013	Office	701.26	7,548
1st Floor Office	744.41	8,013	1st Floor Office	701.26	7,548
<b>Total (GEA)</b>	<b>10,212.46</b>	<b>109,926</b>	<b>Total (GEA)</b>	<b>8,746.67</b>	<b>94,148</b>



# Option Two

## 547,800 Sq Ft

Bespoke designs are available, subject to planning.  
The site can accommodate a single storey distribution facility up to approximately 550,000 sq ft.



Secure, Self-Contained Plots



Bespoke Designs Available



Up to 4MVA Power Supply



Targeting BREEAM 'Outstanding'

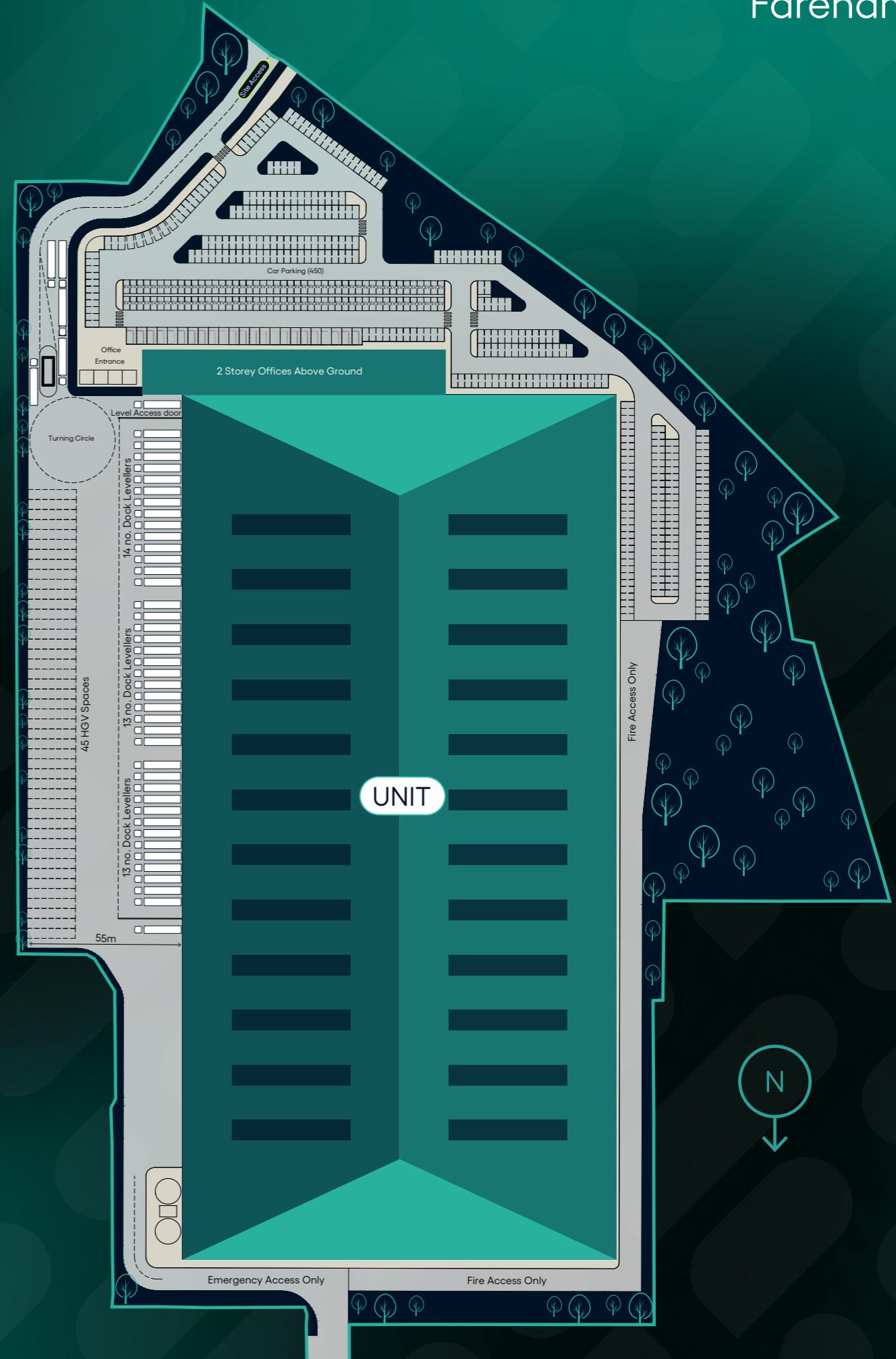


Up to 18m Clear Height



24 Acre Site

Unit 01	SQ M	SQ FT
Unit	47,584.21	512,000
Office (FF+SF)	3,317.65	35,700
<b>Total (GEA)</b>	<b>50,902</b>	<b>547,800</b>



# Option Three

## 15,873 - 250,812 Sq Ft



Secure, Self-Contained Plots



Bespoke Designs Available



Up to 4MVA Power Supply



Targeting BREEAM 'Outstanding'



Up to XXm Clear Height

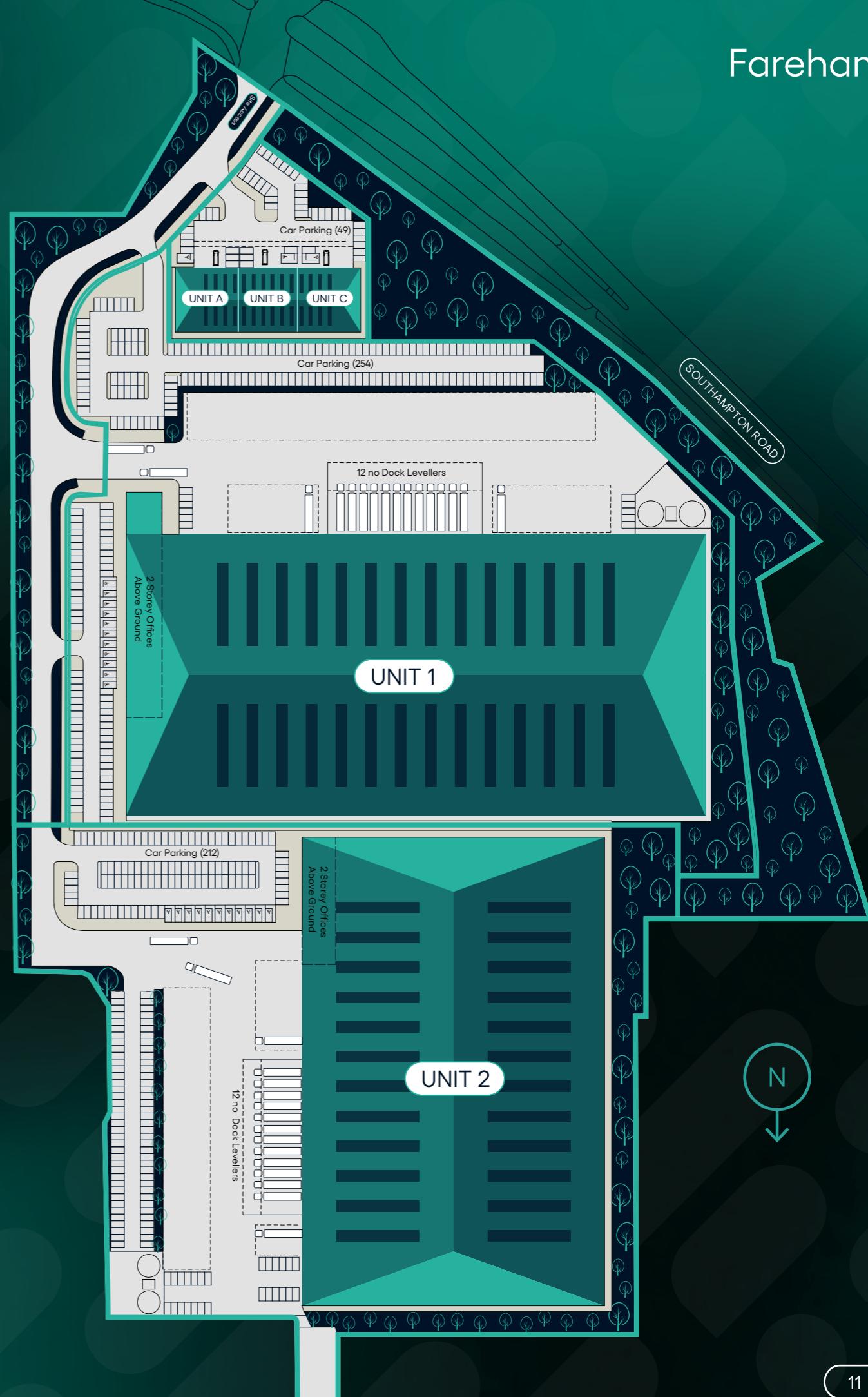


24 Acre Site

Unit 01	SQ M	SQ FT
Unit	21,276	229,010
Offices @ 8.7%	2,025	21,802
<b>Total (GEA)</b>	<b>23,301</b>	<b>250,812</b>

Unit 02	SQ M	SQ FT
Unit	18,289	196,861
Offices @ 7.5%	1,489	16,030
<b>Total (GEA)</b>	<b>19,778</b>	<b>212,891</b>

Trade Counter	SQ M	SQ FT
Unit A	495	5,337
Unit B	484	5,213
Unit C	494	5,323
<b>Total (GEA)</b>	<b>1,473</b>	<b>15,873</b>



# Designed Without Limits



# Fast Connections, Faster Growth

Just 1.1 miles from Junction 9 of the M27, the site allows for fast movement of goods between Southampton and Portsmouth, with direct routes to the M3, A3(M), and M25 for national distribution. Southampton Port, one of the UK's leading container hubs, is just 8 miles away, providing global shipping access.

Southampton International Airport, also 8 miles away, supports air freight and business travel. With Fareham Railway Station nearby for freight and commuter connections and the A27 corridor facilitating smooth regional distribution, this location puts businesses at the centre of a transport network that keeps operations moving efficiently.

For potential businesses, this means immediate access to an established network of suppliers, customers, and skilled talent - creating opportunities for collaboration and growth.



J9 M27	M3 Motorway	A3M Motorway	Portsmouth	Southampton	London	Southampton	Heathrow	Gatwick	Southampton Port
3 Mins	13 Mins	18 Mins	12 Mins	27 Mins	1 Hr 15 Mins	13 Mins	1 Hr 15 Mins	1 Hr 24 Mins	26 Mins
1.1 Miles	9 Miles	14.1 Miles	10.3 Miles	10 Miles	82.3 Miles	8 Miles	72.1 Miles	84.2 Miles	8 Miles

# Built with the Planet in Mind

In today's business landscape, sustainability is more than a choice, it's necessary. Fareham Distribution Park is designed to help occupiers meet their ESG commitments through industry-leading environmental features. The development will incorporate energy-efficient buildings with high insulation standards, rainwater harvesting, EV charging points, and a significant provision of roof-mounted solar PV. With a focus on reducing operational carbon emissions and enhancing biodiversity, this site will ensure businesses can operate responsibly while benefitting from long-term cost efficiencies.



Targeting BREEAM Rating 'Outstanding'



PV Solar Enabled



Electric Van Charging



EV Charging Points



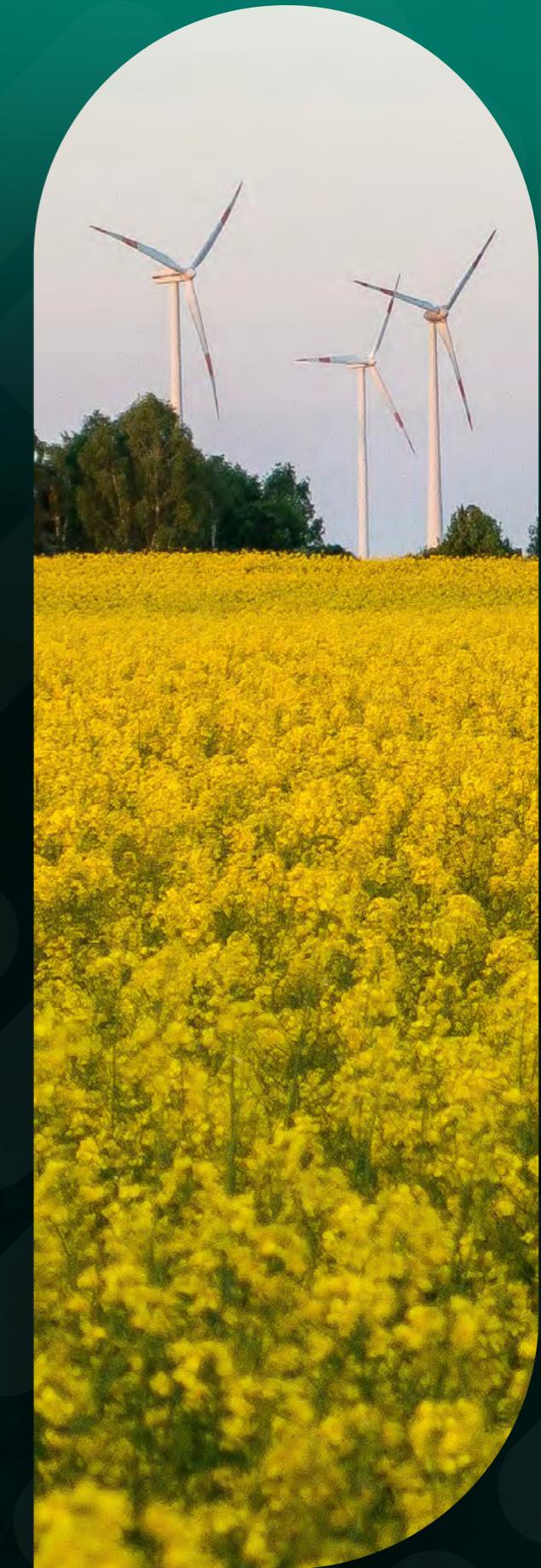
Secure Cycle Parking



Targeting EPC Rating 'A+'



Warehouse Roof Lighting



# Built for Business, Positioned for Success



# A Resilient Economy with a Ready Workforce

With high employment (86%), low inactivity (11.4%), and strong industry expertise, businesses access a reliable labour pool. Job growth (+6,700) and industrial expansion (+19.3%) signal a thriving economy, while low unemployment (2.4%) ensures workforce stability.

Sources: ONS & NOMIS



Highly engaged working-age population means a readily available and motivated workforce for expanding businesses.



## Plentiful Labour

Highly active labour market means businesses can recruit skilled professionals while benefiting from a stable economic environment.



## (1.7% on benefits)

Business Confidence – Low claimant rates indicate a self-sufficient workforce, reducing recruitment risks and ensuring business continuity.



Skilled Workforce – A strong talent pipeline in technical and logistics roles supports industries requiring specialist skills.

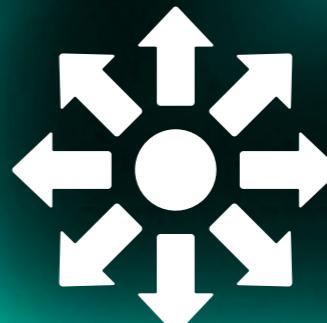


# 86%

A strong and active workforce ensures businesses access a reliable labour pool, reducing recruitment challenges.

## Job Growth (+6,700 by 2026)

Expanding employment in key sectors, including logistics and professional services, signals a growing local economy and business confidence.



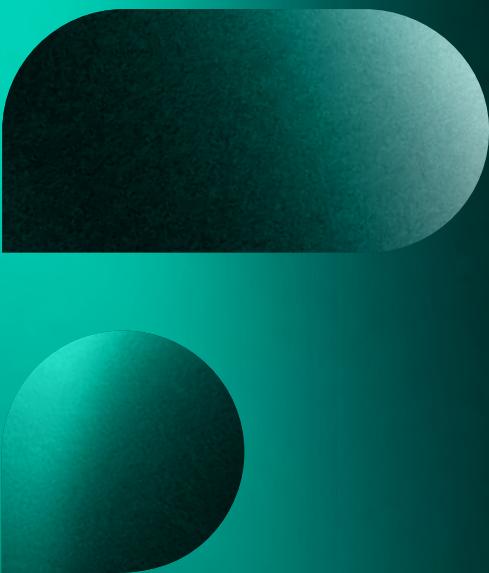
## Industrial Expansion (+19.3% floorspace)

Significant investment in industrial infrastructure supports business scalability and future growth opportunities.



A skilled manufacturing base remains, providing logistics and industrial occupiers expertise.

# Fareham Distribution Park



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