



FAREHAMREACH

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
FULLY REFURBISHED**



Unit 610

READY FOR OCCUPATION

28,187 sq ft (2,618.62 sq m)



Features:

- New insulated profile metal sheet roof
- Ample car parking
- Secure site / 24 hour security
- 2 x level access loading doors
- Grade A air conditioned offices
- PIR LED Warehouse lighting

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk



**HELLIER
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023 8033 0041

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Ground floor open plan office.

Location

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

Description

The premises have been refurbished with a new insulated profile metal sheet roof covering with daylight panels. The elevations are clad in profile metal sheet with 2 new electric roller shutter doors.

Accommodation

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

Total	28,187 sq ft	(2,618.62 sq m)
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The premises benefit from the following:

Warehouse

- Gas supply
- 3 phase power
- Painted concrete floor
- Ample car parking
- Secure site / 24 hour security
- New insulated profile metal sheet roof
- 2 x level access loading doors - 4.47m width by 4.10m height
- 4.02m under truss
- 7.45m highest point under roof
- PIR LED warehouse lighting

Open plan office

- PIR LED lighting
- 40kW Fujitsu Heat Recovery VRF Air Conditioning system
- Perimeter trunking with data and electric cable
- Internal warehouse viewing windows
- Carpets
- Male, Female and Disabled WC



Warehouse interior showing one of the two loading doors.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rent on application.

Rateable Value

Estimated at **£139,000** (requires reassessment)
Source: www.2017.voa.gov.uk

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **D97**

Service Charge

Upon Application.

Legal Costs

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



Aerial photograph of Fareham Reach Business Park looking south west.



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FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Airports

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

Rail

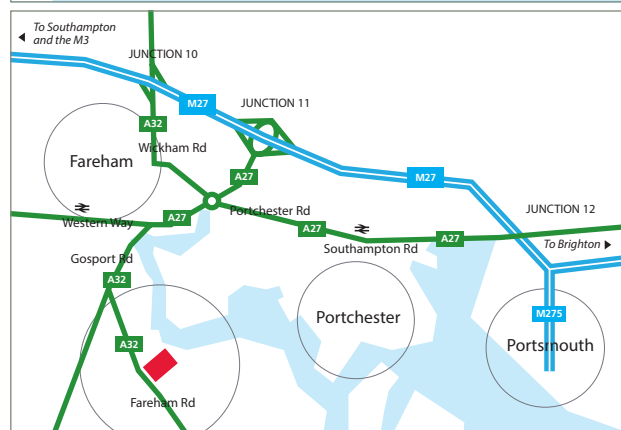
Journey times from
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Viewing

Strictly by appointment through joint sole agents:

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