



Units 6 & 7 Concorde Park, Concorde Way, Segensworth PO15 5FG

TO LET

Warehouse/Industrial Units With
Forecourt Loading & Parking

10,995 - 22,101 Sq Ft
(1,021 - 2,053 Sq M)

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DESCRIPTION

Units 6 & 7 comprise mid and end terrace industrial warehouse units which were completed in December 2020. Each unit benefits from an electrically operated up and over loading door, located beneath the first floor offices, which span the entire width of the two units.

- ✓ 8.4m Clear Height to Underside of Haunch
- ✓ 40 kN / sq m Floor Loading
- ✓ X2 Electric Up & Over Loading Doors
- ✓ Air Conditioning
- ✓ 3 Phase Electrics
- ✓ Suspended Ceilings Incorporating LED Lighting Panels

LOCATION

Concorde Park is accessed from Concorde Way and is part of the Segensworth North Industrial Estate. The motorway can be reached via Witherbed Lane and Segensworth Road which links with Segensworth Roundabout. The Segensworth Roundabout links with A27 and J9 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 6	10,995	1,021
Unit 7	11,106	1,032
Total	22,101	2,053

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

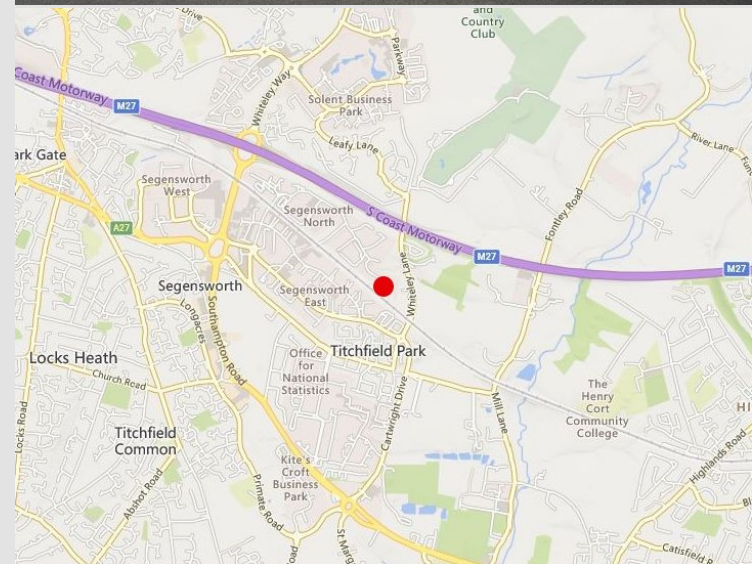
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The units are available by way of an assignment of the existing lease or on a sublease basis.

EPC

The Energy Performance Asset Ratings are Unit 6: A (23) & Unit 7: A (24).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Elise Evans
07703 393120
eevans@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk