



7 Palmerston Business Park

Newgate Lane, Fareham PO14 1DJ

TO LET

182.72 sq.m. (1,966 sq.ft.)



**HELLIER
LANGSTON**

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Industrial / Warehouse Unit

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Description

The property comprises an end terrace industrial unit of steel portal frame construction with a mix of block/brick and steel profile cladding.

The ground floor incorporates store, office, 2x WC and kitchenette accessed via pedestrian door and roller shutter door (width 3.00m, height 3.43m).

There is a metal staircase that leads to a mezzanine level made over to office and store use across four separate rooms.

Rent

Available by way of a new Full Repairing & Insuring lease at an initial rent of £21,400 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Store and Premises

Current - £14,250

From April 2026 - £18,250

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - B40

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor	91.54	985
Mezzanine (Office)	91.18	981
Total GIA	182.72	1,966

Parking

3 allocated spaces + shared visitor spaces.

VAT

The property is VAT elected.

Estate Charge

An estate charge is levied for communal costs on the estate. Unit 19 liability is understood to currently be £535.70 per annum, subject to revision.

Planning

All parties are to rely on their own enquiries of the Local Authority.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



Location

Palmerston Business Park is located approximately one mile south of Fareham town centre, providing excellent accessibility to both the A27 and M27. Junctions 10 and 11 of the M27 are located 2.44 miles and 1.90 miles to the north and north east.

Access to the business park is immediately off Newgate Lane located next to the bus rapid transport route and approximately one mile from Collingwood Retail Park, including Asda and Homebase.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.