



FAREHAM REACH

TO LET

**WAREHOUSE / INDUSTRIAL UNIT
WITH TAILGATE AND LEVEL ACCESS LOADING**



Unit 620

READY FOR OCCUPATION

27,231 sq ft (2,529.9 sq m)



Located in a prominent position facing the busy A32 Fareham Road on one elevation and the entrance to the estate on Estate Road on the other, Unit 620 is perfectly placed to attract passing trade.

That fact that the unit sits directly opposite the Travis Perkins Trade Depot further enhances the excellent retail potential of this site.

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk



FAREHAM REACH

Unit 620

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 unit has two new glazed elevations which can either be used as a showroom or trade or fitted out as office accommodation. Access to the warehouse area is either via the tailgate loading or grade level loading door. The estate also benefits from a generous allocation of communal parking.

The unit benefits from the following:

- Main road frontage
- Glazed trade counter/ showroom entrance with canopy
- LED lighting within warehouse
- 3 phase power
- Male, female and disabled WC
- Car parking and yard
- Secure site / 24 hour security
- Eaves height 4.02m
- Highest point of the roof 7.45m
- 1 x Level access loading door
- 1x Tailgate loading access door

Accommodation

The property has been measured on a GIA basis.

Total	27,231 sq ft	(2,529.9 sq m)
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Terms

Available on a new lease directly from the Landlord. Terms subject to negotiation.

Rent

On application.

Rateable Value

Unit 620. Rateable value: April 2023: **£176,000**

Energy Performance Certificate (EPC)

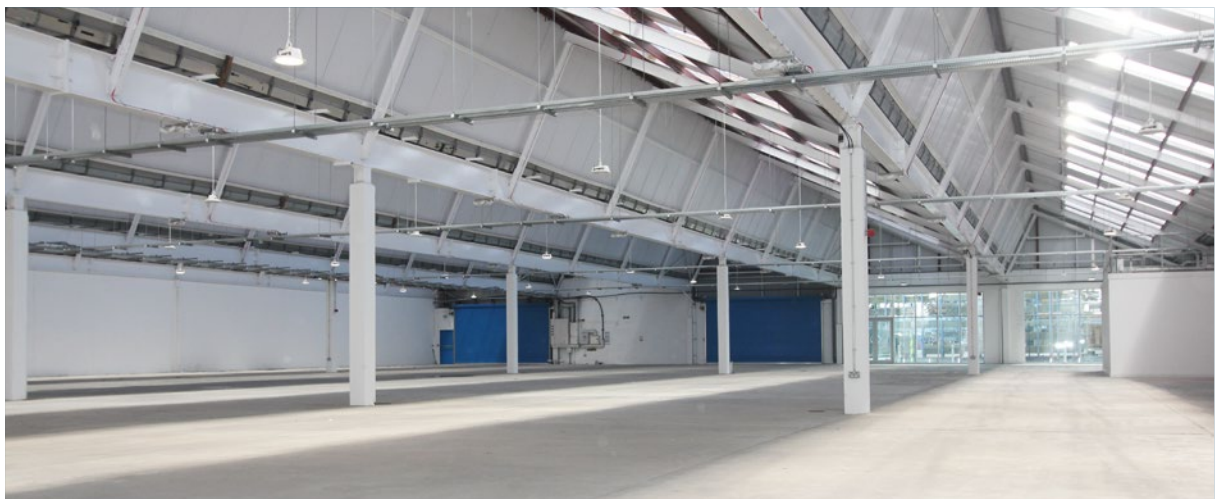
The Energy Performance Asset Rating is **A19**.

Service Charge

Upon Application.

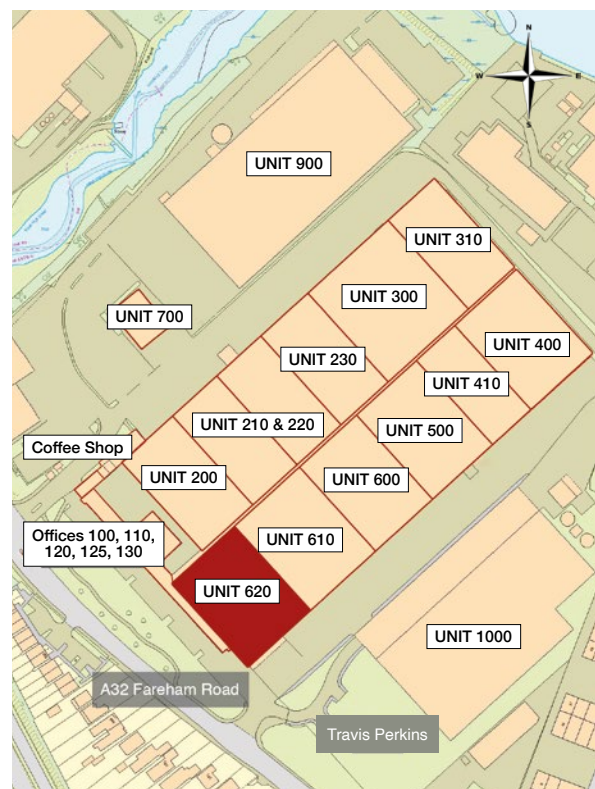
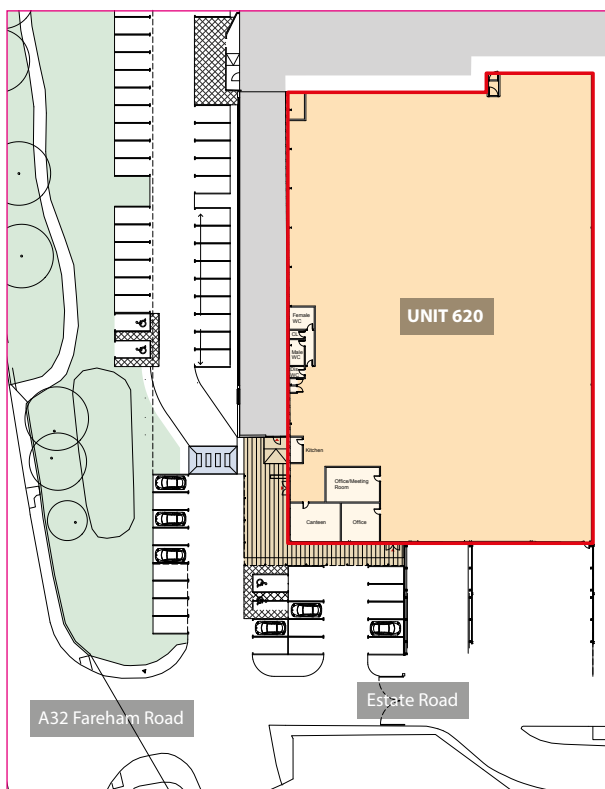
Legal Costs

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:

Matthew Poplett

DDI: 02380 574512

M: 07971 824525

E: matt@hlp.co.uk

Andy Hellier

DDI: 01329 225744

M: 07930 661782

E: andy@hlp.co.uk

Elise Evans

M: 07703 393120

E: eevans@lsh.co.uk

George Cook

M: 07596 578707

E: gcook@lsh.co.uk



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