



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

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

Warehouse/ Industrial units with forecourt loading and parking



KEY FEATURES

- **10,995 sq ft (1,022 sq m) – 22,101 sq ft (2,054 sq m)**
- **Completed in December 2020**
- **Steel portal frame construction with profile metal cladding**
- **40 kN / sq m floor loading**
- **8.4m clear height to underside of the haunch**
- **Air conditioned first floor Cat A offices**
- **EV charging points**
- **EPC A**

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Visit: www.hlp.co.uk**

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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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.

Warehouse Specification

- 8.4m clear height to underside of haunch
- 40 kN / sq m floor loading
- 2 x electric up and over loading doors
- 15% daylight panels
- Insulated profile metal sheet roof and elevations
- 3 phase electrical supply
- Mains gas connection
- Mains water and drainage
- Forecourt loading and parking

Office Specification

- Air conditioned
- Suspended ceilings incorporating LED lighting panels
- Double glazed powder coated windows and doors
- Perimeter trunking
- Wall mounted radiators
- Male, female and disabled WCs
- Carpeted concrete floors

Accommodation

The property has been measured to GEA as follows:

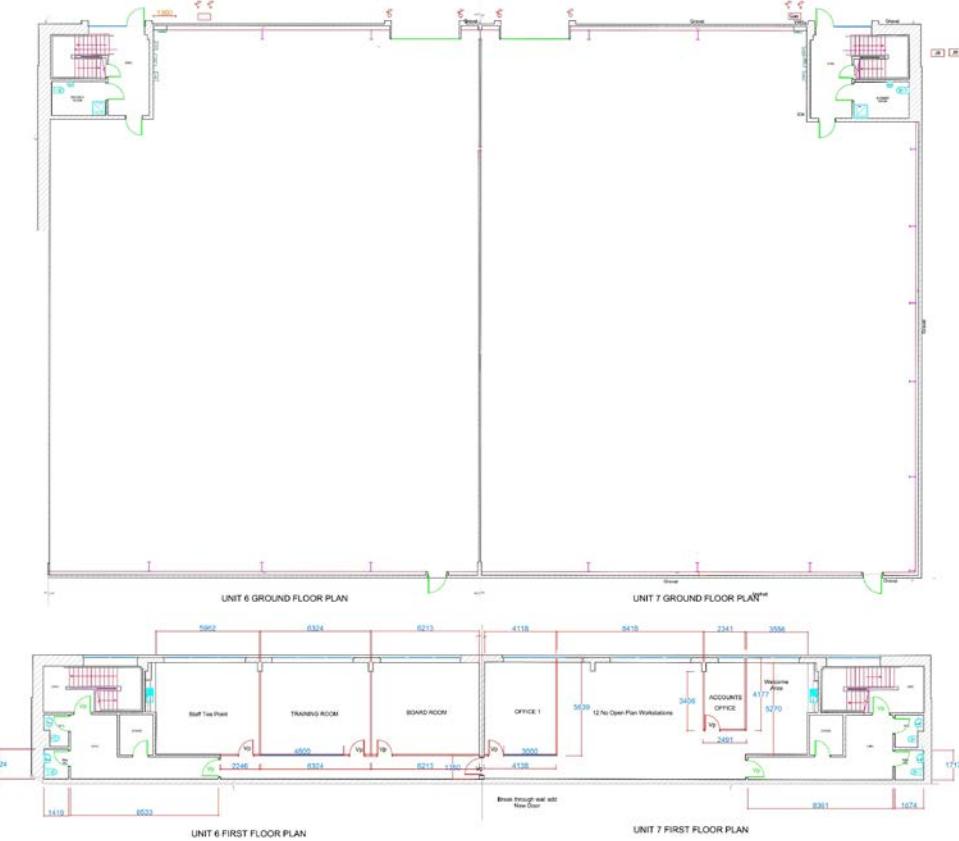
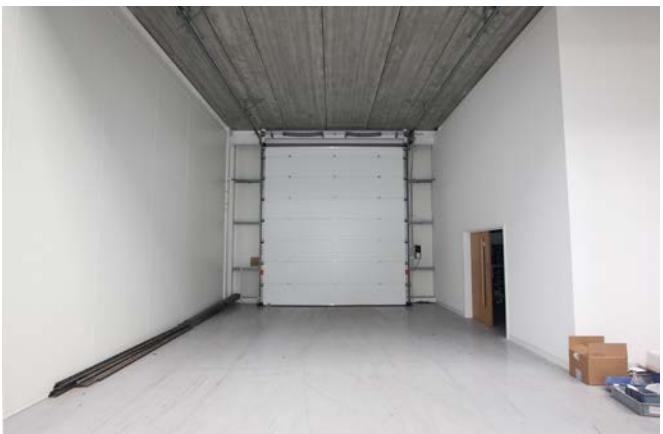
Unit	Ground Floor		First Floor		Total	
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft
6	829	8,922	193	2,073	1,022	10,995
7	840	9,039	192	2,067	1,032	11,106
Total	1,669	8,931	385	4,140	2,054	22,101



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Terms

The premises are available either separately or combined by way of new Full Repairing and Insuring sublease(s) for a term to expire no later than May 2031.

Guide Rent

£13.00 per sq ft per annum exclusive

Service Charge

An estate service charge will be levied to cover the cost of maintenance and repair of the common parts of the estate. Further information upon request.

Business Rates

According to the Valuation Office website the premises, Unit 6 is assessed as a Warehouse and premises with a 2023 Rateable Value of £75,500. Unit 7 is assessed as a Warehouse and premises with a 2023 Rateable Value of £76,000.

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

EPC

Unit 6: A - 23

Unit 7: A - 24



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Location

Concorde Park is accessed off 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.

Viewing

Strictly by appointment with the sole agents



Location	Miles	Kms
J9 M27	1.5	2.4
A3(M)	15.3	24.6
Fareham Town Centre	7.6	12.2
Junction 5 M27 (Southampton Airport)	10.4	16.7
Portsmouth Docks	12	19.3
Southampton Dock Gate 20	17.7	28.5

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