

MATRIX PARK

FAREHAM

TALBOT ROAD • FAREHAM • HAMPSHIRE • PO15 5AP

Part of  AURORA PARKS

Unit 4
16,523 sq.ft (1,535 sq.m)

Modern industrial unit
to be refurbished

TO LET



Description.



Matrix Park is a modern development comprising a total of 14 industrial and warehouse units, with high specification office accommodation. Each unit has dedicated parking and loading facilities, within a secure managed environment. The estate has just undergone a full external redecoration, including repainting of the cladding, downpipes and window trims.

End of terrace industrial/warehouse/ trade counter unit in a prominent location on the estate.

Pedestrian entrance door leading to reception and first floor offices.

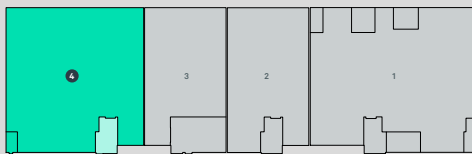
Loading area and demised parking spaces.

- Clear span with 8m clear height
- 1 electric sectional up and over door
- 3 phase power, gas and sprinklers



Unit 5

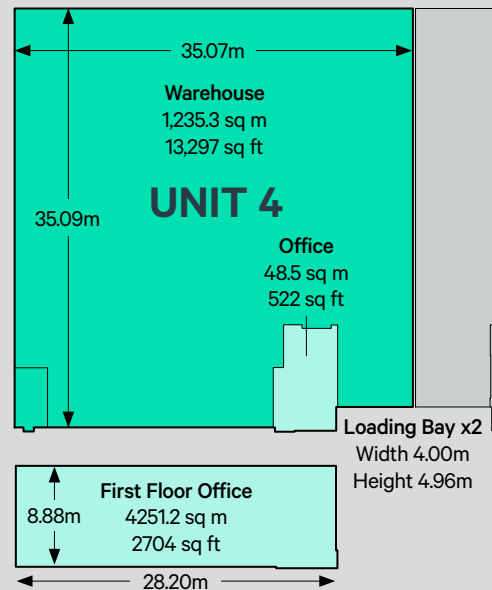
Accommodation.



Ground Floor Plan

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

	SQ M	SQ FT
First Floor Offices	251.2	2,704
Ground Floor Reception	49.5	522
Warehouse	1,235.3	13,297
Unit 4 Total	1,535	16,523



Specification.

- 8.03m haunch, 8.28m eaves, 9.56m to the underside of the ridge
- 1 electric up and over door
- 3 phase power and Gas connection
- Sprinkler system
- 20 car parking spaces
- Security guard from 7pm - 7am
- Male and female ground & 1st floor WCs
- Ground floor reception and first floor fitted offices
- Suspended ceiling with LED lighting
- Raised floors
- VRF air conditioning (to be added in refurbishment)
- Kitchen/tea point at 1st floor



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Location.

 Click here to view
Google Maps

 What3Words
rings.circus.driving

Aurora Park Fareham forms part of the substantial Segensworth commercial area which lies just to the south of Junction 9 of the M27, approximately midway between Southampton and Portsmouth.

The development is located on Segensworth South, which is accessed via the A27 (Southampton Road) and Cartwright Drive.

HGV DRIVETIMES



M27	2.4 miles
A27	0.6 miles
M3	12.4 miles
A3	13.6 miles

Further Information.

TERMS

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

RENT

On application.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

Warehouse and premises -
£152,000 (April 2023 rating list).

ENERGY PERFORMANCE CERTIFICATE RATING

B-39.

LEGAL COSTS

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



Contact.

For further information or to arrange a viewing please contact the agents:

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IN PARTNERSHIP WITH

Hines

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