



EXAMPLE OF AVIVA REFURBISHED  
WAREHOUSE

# KITES CROFT

WARSASH ROAD, FAREHAM, PO14 4LW

**UNIT 6 TO LET**

**31,459 SQ FT**  
(2,922.6 SQ M)

WAREHOUSE / INDUSTRIAL UNIT

| Close proximity to M27 (J9)

| 8.19m eaves

| 200 kVA power

| PV panels

| EV charging





## Location

This unit is strategically located between Southampton and Portsmouth at junction 9 off the M27. It provides excellent motorway access and a unique opportunity to an occupier who requires a modern building with 10% office content, clear span warehouse and large secure yard





## Unit 6

Unit 6 is constructed with a traditional steel portal frame and clad with insulated profile metal sheet to the elevations and roof. The roof also benefits from approximately 15% day light panels. The external elevations of the building are a mix of profile metal sheet, brickwork and powder coated double glazed windows.

The warehouse area is clear span with an under croft beneath the 1st floor offices. The 1st floor accommodation is open plan with a kitchen facility and male and female WC's.

Externally the unit benefits from a tarmac car park in front of the offices and a secure irregular shape concrete yard to the side providing access to the unit via 3 ground level electric up and over doors. To the side of the unit behind the yard is a sprinkler tank.

## Specification

### Warehouse

- 10.27m ridge height, 8.19m eaves & 7.13m haunch
- Floor loading 40kn/m
- 200 kVA power supply
- Clear span warehouse
- Warehouse LED lighting
- Sprinkler system
- 3x electric up and over doors (5.4 x 5.4m)
- B1(c), B8 and B2 use

### Office area and amenities

- Suspended ceiling with recessed lighting on PIR sensors
- Raised floors with carpeting
- Air conditioning
- Ground & first floor WC's & ground floor accessible WC
- 1st floor kitchen
- Glazed entrance lobby

### External

- EV charging
- PV on roof
- Front car park
- Secure concrete yard
- Warehouse system sprinkler & tank

| Unit Area    | SQ FT         | SQ M           |
|--------------|---------------|----------------|
| Ground Floor | 28,279        | 2,627.2        |
| First Floor  | 3,180         | 295.4          |
| <b>TOTAL</b> | <b>31,459</b> | <b>2,922.6</b> |



EXAMPLE OF AN AVIVA REFURBISHED OFFICE







## Rates

We understand from the Valuation Office website, that the current 2023 Rateable Value is £257,500.

## Legal Costs

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

## EPC

The current EPC is B-47 and valid until 14th January 2035.

## Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## Rent

On application.

## All Enquiries



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