



Unit C2 Segensworth Business Centre, Segensworth Road, Fareham PO15 5RQ

TO LET

Undergoing Refurbishment - Modern
Mid Terrace Unit with Fitted Offices

**3,960 Sq Ft
(368 Sq M)**

DESCRIPTION

The unit is a modern, mid terrace, purpose built industrial/warehouse. The unit is constructed of a steel portal frame with profile clad elevations.

- ✓ Full height warehouse space
- ✓ Open plan refurbished offices
- ✓ LED lighting
- ✓ Heating to warehouse
- ✓ Electrically operated roller shutter door
- ✓ Kitchenette facilities and disabled WC's

LOCATION

Segensworth Business Centre is situated midway between Portsmouth and Southampton approximately 1.5 miles from J9 of the M27. It is one of the principal industrial and distribution locations along the South Coast with over 3.5m sq ft of employment space.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,095	195
First Floor Offices	1,865	173
Total	3,960	368

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

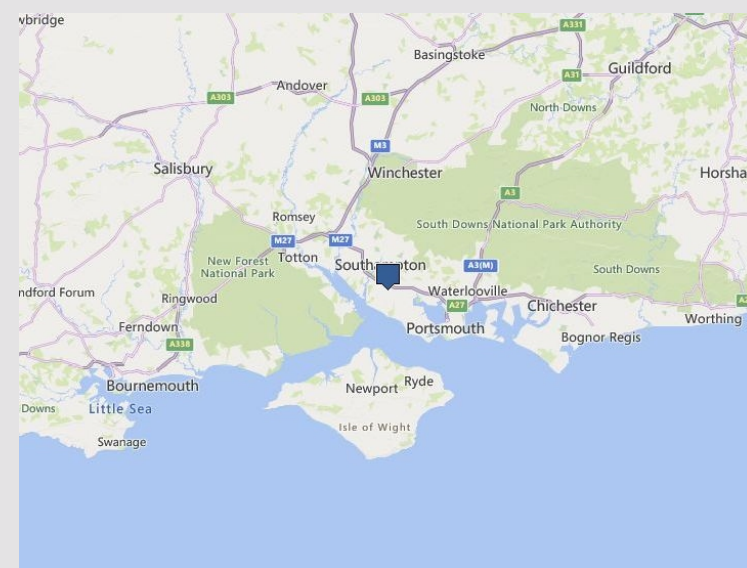
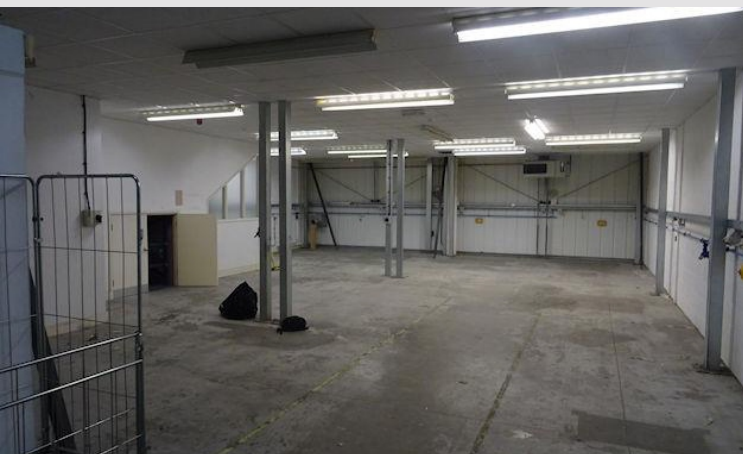
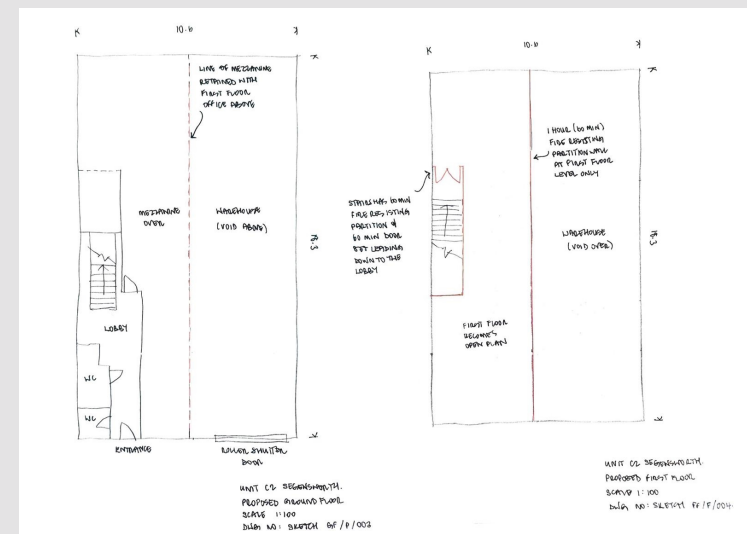
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a leasehold basis on terms to be agreed.

EPC

Energy Performance Asset Rating is D.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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