

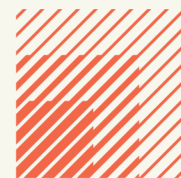


## Unit 1 iO Centre

Stephenson Way, Segensworth East,  
Fareham, Hampshire PO15 5RQ

TO LET

1,420 sq. m. (15,287 sq. ft.)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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# Semi Detached Industrial/ Warehouse With Yard And Car Parking

## Description

The unit was constructed in 2002 on a steel portal frame with insulated clad elevations and pitch roof incorporating roof lights. Externally there is a large block paviour car park and large loading apron. Planning permission has been obtained for the erection of a perimeter security fence and gates (P/25/0689/FP) to secure the entire forecourt.

The unit is currently being refurbished and will be available at the end of December 2025. The refurbishment includes the following –

- New roof lights
- New suspended ceiling with PIR LED lighting
- Air conditioned offices
- EV charging
- Epoxy painted warehouse floor
- 2 new electric up and over loading doors 4m (w) x 5.5m (h)
- 1<sup>st</sup> floor kitchen
- New WCs
- 35 car parking spaces
- Fully fitted first floor offices
- 7.42m to eaves
- 6.02m rising to 7.10m to haunch
- 8.46m to ridge



# Semi Detached Industrial/ Warehouse With Yard And Car Parking

## Floor Plan





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## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

|                                                  | Sq m         | Sq ft         |
|--------------------------------------------------|--------------|---------------|
| Warehouse and ancillary areas                    | 1,298        | 13,969        |
| 1 <sup>st</sup> floor office and ancillary areas | 122          | 1,318         |
| <b>Total</b>                                     | <b>1,420</b> | <b>15,287</b> |

## Business Rates

According to the Valuation Office Agency website the Rateable Value is £126,000.

## Estate Charge

We understand that the current service charge is £3,908.40 per annum.

## EPC

To be reassessed after refurbishment and ESG improvements.

## Terms

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

## Rent

£191,000 per annum

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

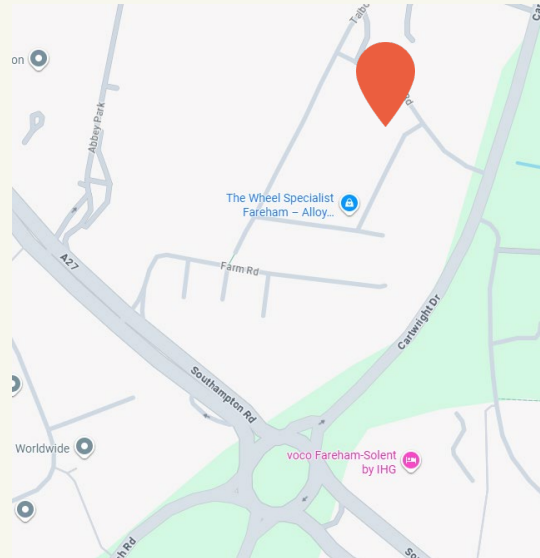
## Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

Unit 1 is prominently sited on the junction of Cartwright Drive and Stephenson Road on the main Segensworth South Estate, in close proximity to the Titchfield roundabout on the A27, with direct access within 1 mile to Junction 9 of the M27.

Located midway between Portsmouth and Southampton, the main South Coast M27/A27 motorway network, M3 and A3(M) are very accessible.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston