



FAREHAM REACH

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
CURRENTLY BEING REFURBISHED**



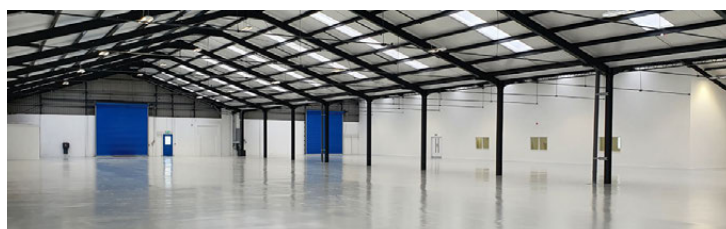
Unit 300/310

Example of exterior refurbishment

300 READY FOR OCCUPATION

310 AVAILABLE SPRING 2022

28,802 sq ft (2,675.71 sq m)
up to **71,797 sq ft** (6,669.71 sq m)



Features:

- New insulated profile metal sheet roof
- Ample car parking
- Secure site / 24 hour security
- 3 Dock and 2 Grade level loading doors
- Grade A air conditioned offices
- PIR LED Warehouse lighting

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk

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FAREHAM REACH

Unit 300/310

Description

Unit 300 will be available Spring 2022.
Unit 310 is available now. The premises are currently in a refurbished condition with a new office entrance and new insulated profile metal sheet roof covering with daylight panels. The elevations are clad in profile metal sheet with new electric loading doors.

Accommodation

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

Unit 300: 42,995 sq ft (3,994 sq m)

Unit 310: 28,802 sq ft (2,675.71 sq m)

Unit 300 & 310: 71,797 sq ft (6,669.71 sq m)

The premises benefit from the following:

Warehouse

- Gas supply
- 3 phase power
- Painted concrete floor
- Ample car parking
- Secure site / 24 hour security
- New insulated profile metal sheet roof
- 3 x Dock loading doors - 4.49m width by 4.51m height
- 2 x Grade level loading doors - 4.48m width by 4.51m height
- Haunch height- 4.33m
- Eaves height - 4.83m
- Ridge height - 8.20m
- PIR LED warehouse lighting

Open plan office

- PIR LED lighting
- 40kW Fujitsu Heat Recovery VRF Air Conditioning system
- Perimeter trunking with data and electric cable
- Internal warehouse viewing windows
- Carpets
- Male, Female and Disabled WC

Location

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rent on application.

Rateable Value

Unit 300: Rateable Value: 2017: **£190,000**

Source: www.2017.voa.gov.uk

Unit 310: Rateable Value: 2017: **£139,000**

Source: www.2017.voa.gov.uk

Energy Performance Certificate (EPC)

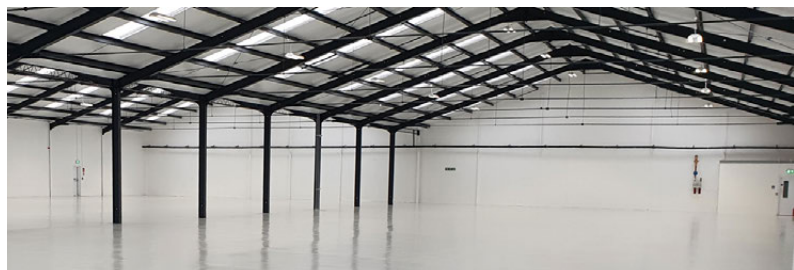
Rating to be confirmed after refurbishment.

Service Charge

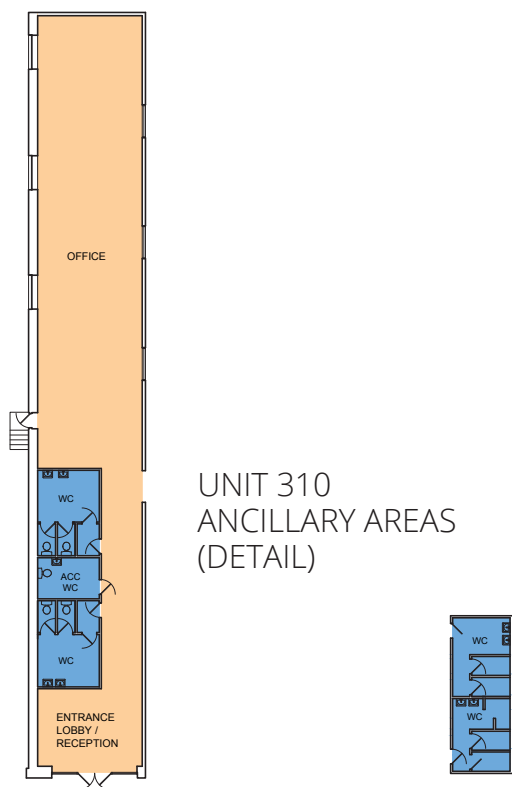
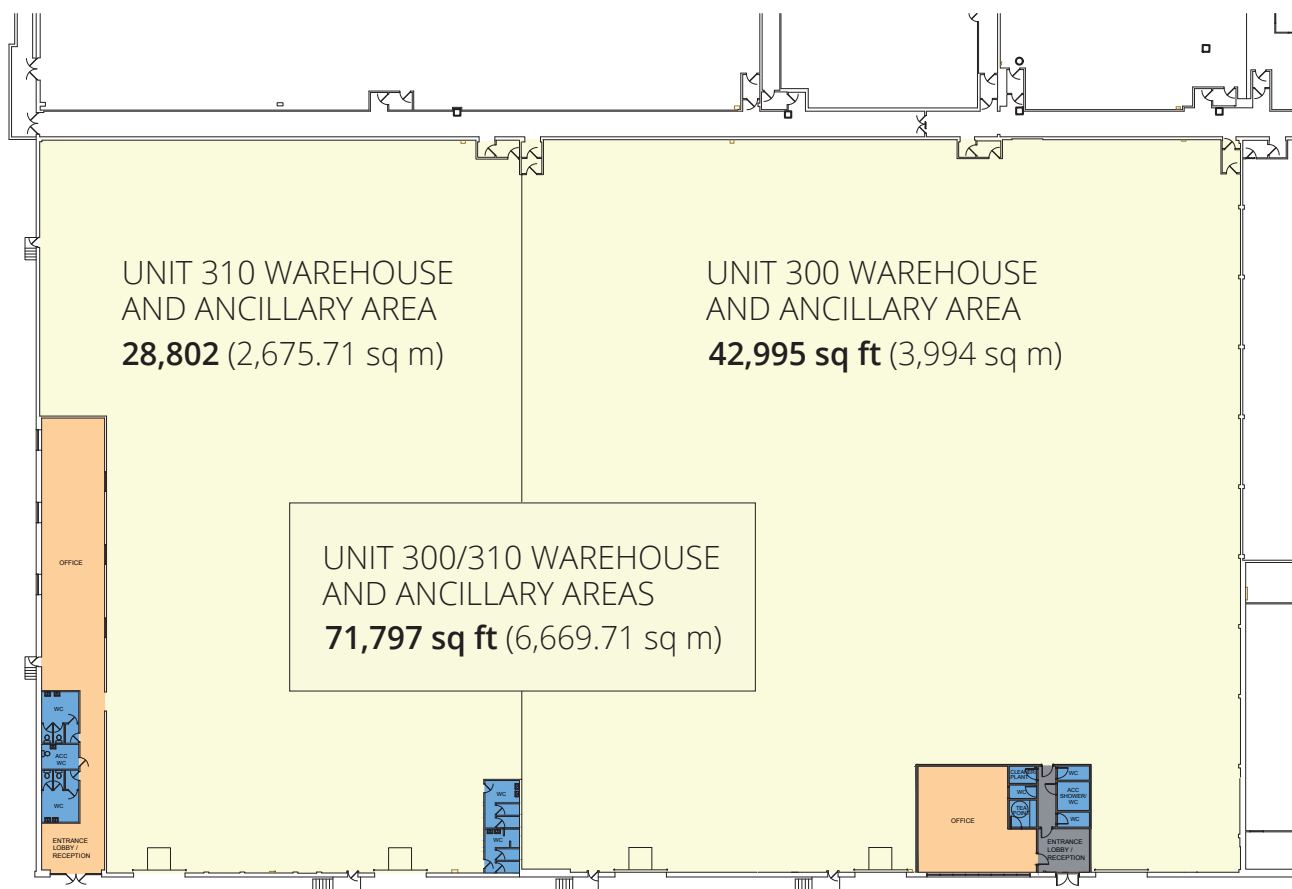
Upon Application.

Legal Costs

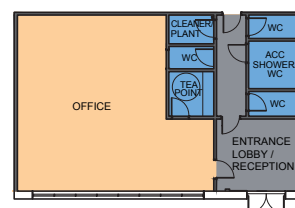
Each party to be responsible for their own legal costs incurred in the transaction.



Typical examples of a Hermes Real Estate refurbishment



UNIT 300 ANCILLARY AREA (DETAIL)





Aerial photograph of Fareham Reach Business Park looking south west.



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Fareham Road, Gosport PO13 0FW

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

*Journey times from
Fareham train station:*

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Strictly by appointment through joint sole agents:

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