



111, Wickham Road,

Fareham, Hampshire PO16 7HZ

FOR SALE

712.03 sq m (7,662 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Detached Industrial/ Warehouse Unit

Description

The property comprises a detached self contained industrial unit constructed using a steel portal frame with profile metal sheet clad elevations and roof.

The unit is set back slightly from the main road behind a small industrial unit in separate ownership. We understand the access road from the main road is shared up to the site entrance. Externally there is a small car park/loading area at the front of the unit and side access to the rear yard and elevated car park.

The unit benefits from 3 loading doors on the front, side and rear elevation.

Internally, there is a small amount of office accommodation with several toilets accessed from the personnel door. This is located underneath a substantial mezzanine floor.

There are also another 3 mezzanine floors one of which benefits from toilets and a kitchen.



Detached Industrial/ Warehouse Unit

Specification

- 3 phase electric supply
- Gas supply (cut off)
- Front roller shutter loading door 3.9m (w) by 4.19m (h)
- Side sliding door 3.04m (w) by 3.11m (h)
- Rear up and over door 3.6m (w) by 3.55m (h)
- Haunch height 5.31m
- Eaves height 6m
- Ridge height 6.47m
- Kitchen and toilet facilities on mezzanine
- Front and rear car park
- Yard area
- 2 ground floor offices with 3 WC's
- 4 mezzanine floors





Detached Industrial/ Warehouse Unit

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	500.19	5,384
Mezzanine 1	130.03	1,399
Mezzanine 2	20.03	215
Mezzanine 3	37.39	402
Mezzanine 4	24.39	262
Total	712.03	7,662

Business Rates

According to the Valuation Office Agency website the Rateable Value is £50,500 from April 2023 rising to £63,000 in April 2026.

Estate Charge

We understand there is no estate charge.

EPC

TBC

Freehold

The premises are available by way of a freehold sale.

Price

£1,000,000.

VAT

Unless otherwise stated the price is 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.

Location

The premises is located on Wickham Road approximately 0.8 miles from Fareham Town Centre and 1.4 miles from J11 M27 in a mixed industrial and residential area.

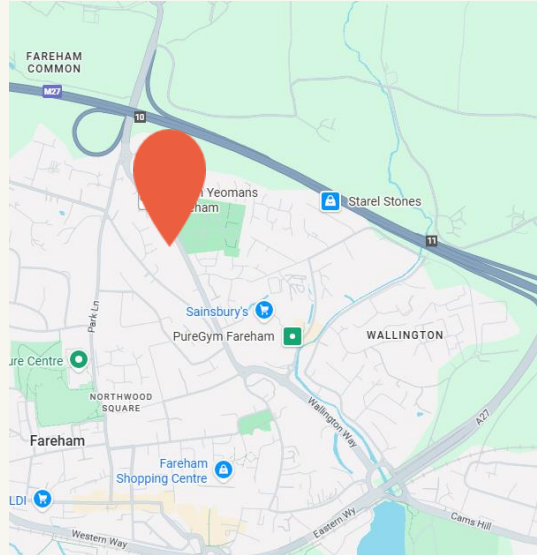
Viewing

Strictly by appointment with the joint sole agents Imperium and Hellier Langston.



IMPERIUM
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SURVEYORS

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Contact us

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Strictly by appointment with sole agents Hellier Langston