

**AVAILABLE
OCTOBER
2021**

TO LET/MAY SELL

Warehouse/Business Units

11,942 – 23,884 sq ft

www.faradayatdaedalus.co.uk

**FARADAY
BUSINESS PARK**
DAEDALUS



14–17 Faraday Business Park
Spitfire Way
Solent Airport
Daedalus
Fareham
PO13 9FU

FAREHAM
BOROUGH COUNCIL



DAEDALUS
THE SOLENT ENTERPRISE ZONE

**Lambert
Smith
Hampton**

realest

WHY FARADAY BUSINESS PARK?

Faraday Business Park is at Daedalus, a multi-million pound investment programme by Fareham Borough Council. It adds 88,000 sq ft of new high quality business units for occupiers including PropTech, Universal Tool Products and HC Coils. In addition, there are 16 business and general aviation hangers totalling 103,000 sq ft. Moving forward there are extensive opportunities including further Design and Build Sites and Roadside Opportunities.

14-17 Faraday Business Park is the latest exciting new business/warehouse unit scheme. Due for completion in October 2021 it comprises 4 Grade A high specification units located approximately 4 miles from Junction 11 of the M27 just to the south of the well-established Speedfields Park in Fareham. Major road investment is benefiting the location including the recently upgraded Newgate Lane and Stubbington Lane Bypass to Junction 9, M27 (completion Spring 2022).

WHAT IS THE ATTRACTION?

- To Let/May Sell
- Major Road Infrastructure Improvements to Junction 9 & 11 M27
- EPC Rating A
- Fibre Connectivity
- 9m to haunch and Clear Span Units
- Solar PV panels
- Quality Design and Specification
- Planning is for B2 and/or B8 use

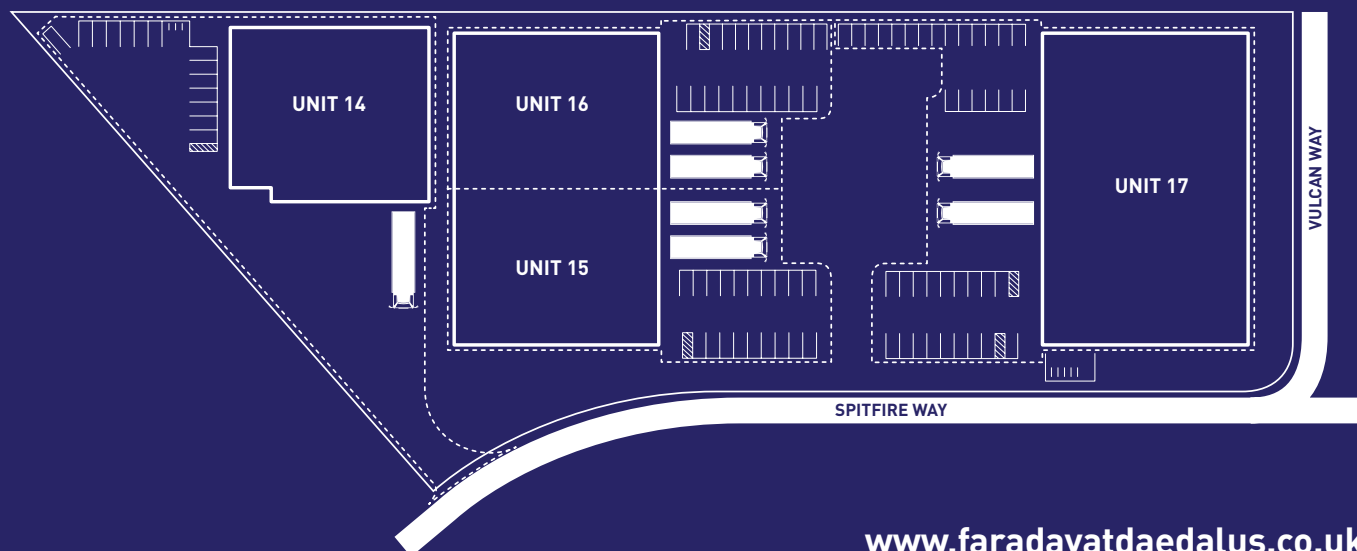
WHAT THE OCCUPIERS SAY

“ We’re delighted with our new premises. Faraday Business Park is an ideal location for a specialist manufacturer, and we have been able to set up everything exactly to our needs. This in turn means we are better able to meet our customers’ requirements and we’ve already expanded our client base as a result. The Council’s estates team made the process of moving into Faraday Business Park so easy and we were supported at every step of the way. ”

MARK PAMPLIN, FINANCE DIRECTOR, HC COILS

SCHEDULE OF ACCOMMODATION (sq ft)			
Unit	GEA		Total*
	GF	FF	
14	11,367	1,475	12,842
15	10,818	1,124	11,942
16	10,818	1,124	11,942
17	21,657	2,013	23,670
TOTAL	54,660	5,736	60,396

* Approximate Gross External Areas, subject to rounding and final measurement on completion.



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UNIT 14

Warehouse/Manufacturing

- Clear span space
- 9 m clear internal height to underside of haunch
- Power floated finish reinforced concrete ground slab
- 50 KN/m² floor loading
- 2 x level access electric insulated panel overhead loading doors with vision panel – 5 m (H) x 4 m (W)
- 13% triple skinned GRP roof lights
- 150 KVA 3 phase electrics
- Gas, water, fire alarm and fibre connectivity

Offices & Ancillary Space

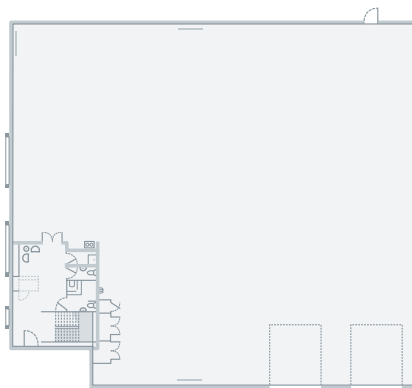
- VRF heating and cooling
- Suspended ceiling with recessed LED LG7 400 lux lighting
- 3 compartment perimeter wall trunking
- Fully carpeted
- Cloakrooms and shower

External Areas

- Generous large concrete loading apron
- 14 car parking spaces (1 accessible) and Motorcycle provision
- External lighting to access road service yard and car parking
- Ducting provision for EV charging points
- PV Panels



Ground Floor

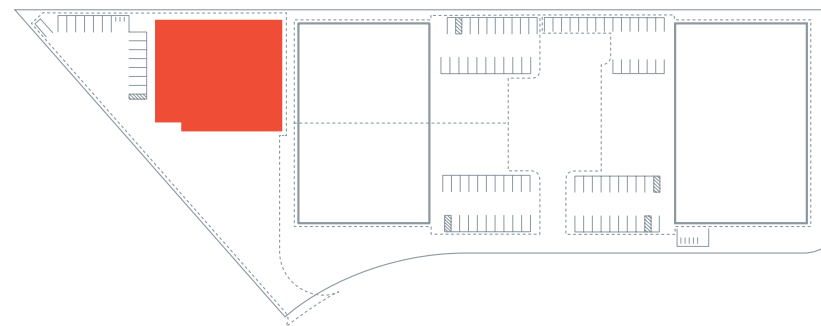


First Floor



This unit benefits from a fully self-contained site

UNIT 14 AREA SCHEDULE		
Name	Area (m ²)	Area (ft ²)
Ground Floor	1,056	11,367
First Floor	137	1,475
TOTAL	1,193	12,842



UNIT 15/16

This unit is offered as flexible space which can be taken as a whole or in two.

Unit 15: 11,942 ft² | 1,109 m²

Unit 16: 11,942 ft² | 1,109 m²

Warehouse/Manufacturing

- Clear span space
- 9 m clear internal height to underside of haunch
- Power floated finish reinforced concrete ground slab
- 50 KN/m² floor loading
- 2 x level access electric insulated panel overhead loading doors per unit with vision panel – 5 m (H) x 4 m (W)
- 13% triple skinned GRP roof lights
- 150 KVA per unit or 290 KVA combined 3 phase electrics
- Gas, water, fire alarm and fibre connectivity

External Areas

- Generous large concrete loading apron
- Unit 15 has 20 car parking spaces (1 accessible) and Unit 16 has 19 car parking spaces (1 accessible) or 39 spaces combined and Motorcycle provision
- External lighting to access road service yard and car parking
- Ducting provision for EV charging points
- PV Panels



OPTION 1

UNIT 15/16 AREA SCHEDULE

Name	Area (m ²)	Area (ft ²)
Ground Floor	2,010	21,636
First Floor	209	2,248
TOTAL	2,219	23,884

OPTION 2

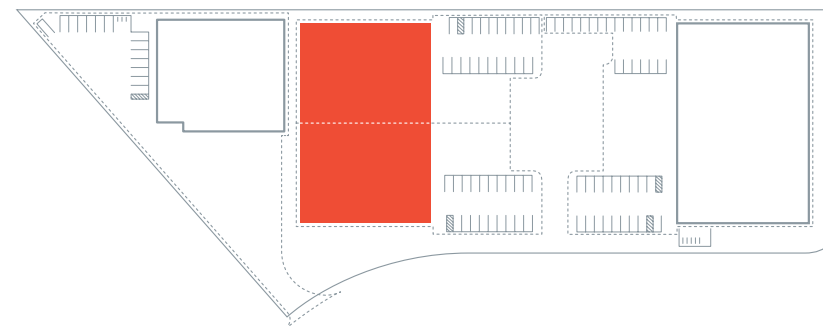
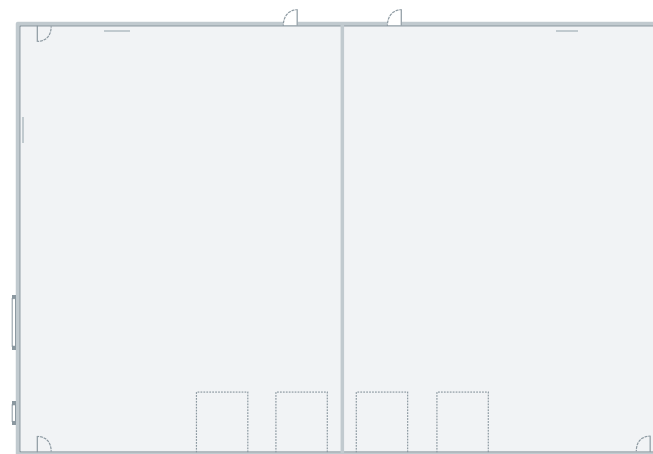
UNIT 15 AREA SCHEDULE

Name	Area (m ²)	Area (ft ²)
Ground Floor	1,005	10,818
First Floor	104	1,124
TOTAL	1,109	11,942

OPTION 2

UNIT 16 AREA SCHEDULE

Name	Area (m ²)	Area (ft ²)
Ground Floor	1,005	10,818
First Floor	104	1,124
TOTAL	1,109	11,942



UNIT 17

Warehouse/Manufacturing

- Clear span space
- 9 m clear internal height to underside of haunch
- Power floated finish reinforced concrete ground slab
- 50 KN/m² floor loading
- 2 x level access electric insulated panel overhead loading doors with vision panel – 5 m (H) x 4 m (W)
- 13% triple skinned GRP roof lights
- 290 KVA 3 phase electrics
- Gas, water, fire alarm and fibre connectivity

Offices & Ancillary Space

- VRF heating and cooling
- Suspended ceiling with recessed LED LG7 400 lux lighting
- 3 compartment perimeter wall trunking
- Fully carpeted
- Cloakrooms and shower

External Areas

- Generous large concrete loading apron
- 38 car parking spaces (2 accessible) and motorcycle provision
- External lighting to access road service yard and car parking
- Ducting provision for EV charging points
- PV Panels



All images are CGI Artistic Impressions for illustrative purposes only

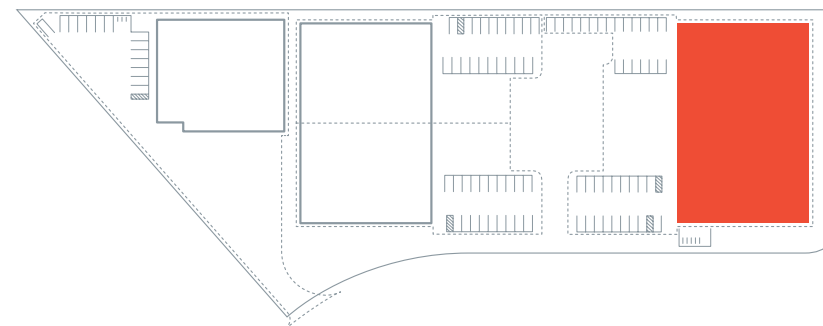
Ground Floor



First Floor



UNIT 17 AREA SCHEDULE		
Name	Area (m ²)	Area (ft ²)
Ground Floor	2,012	21,657
First Floor	187	2,013
TOTAL	2,199	23,670





TRAVEL DISTANCES BY CAR	Miles	Mins
Junction 9, M27	6.2	8
Junction 11, M27	4.2	11
Fareham Train Station	3.4	7
A3(M)	11.5	16
M3	16	25
A34 (to Midlands and the North)	26	33
Port of Southampton	16.5	37
Portsmouth International Port	10.3	16
Southampton International Airport	15.6	24

Source: Google Maps



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment



Adrian Whitfield
023 8202 3999 | 07901 558730
adrian.whitfield@realest.uk.com

Steven Williams
023 8202 3999 | 07761 082986
steven.williams@realest.uk.com

Lambert Smith Hampton

Elise Evans
01489 663532 | 07703 393120
eevens@lsh.co.uk

Robin Dickens
01489 579579 | 07977 519333
rdickens@lsh.co.uk

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