



FAREHAM REACH

TO LET

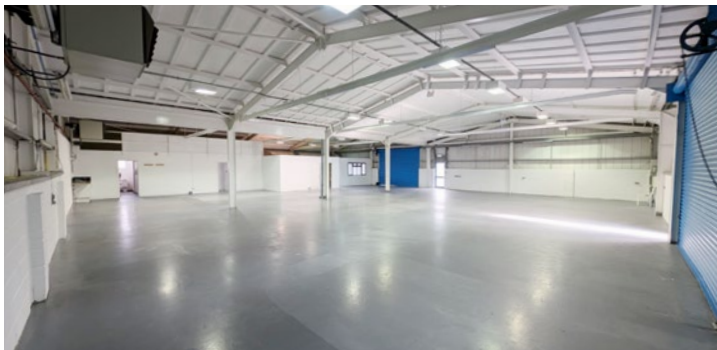
INDUSTRIAL / WAREHOUSE UNIT DETACHED



Unit 700

READY FOR OCCUPATION

5,336 sq ft (495.7 sq m)



Features:

- Generous car parking
- 2 loading doors
- Secure site
- 24-hour security

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk



**Lambert
Smith
Hampton**

01489 579579
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FAREHAM REACH

Unit 700

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.

Description

The property comprises a steel portal frame building with brick/block elevations fully over clad by profile metal sheeting with mineral fibre felt roof. Access to the unit is via two manually operated loading doors or a personnel entrance.

Internally there are carpeted partitioned offices which feature ceiling mounted LED lights. The unit has 3 WC cubicles.

Accommodation

The property has been measured on a GIA basis.

Total	5,336 sq ft	(495.7 sq m)
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The premises benefit from the following:

- Gas supply
- Warehouse office
- 3-phase power
- Concrete floor
- Sodium spot lighting
- WC facilities
- 24-hour security
- Loading doors 4.33m wide by 3.05m high
- 15 car parking spaces and further spaces on site

Terms

Available on flexible terms subject to negotiation.

Rent

£53,360 per annum.

Rateable Value

Unit 700 From April 2023: **£44,750**

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **C73**.

Service Charge

£5,595 per annum.

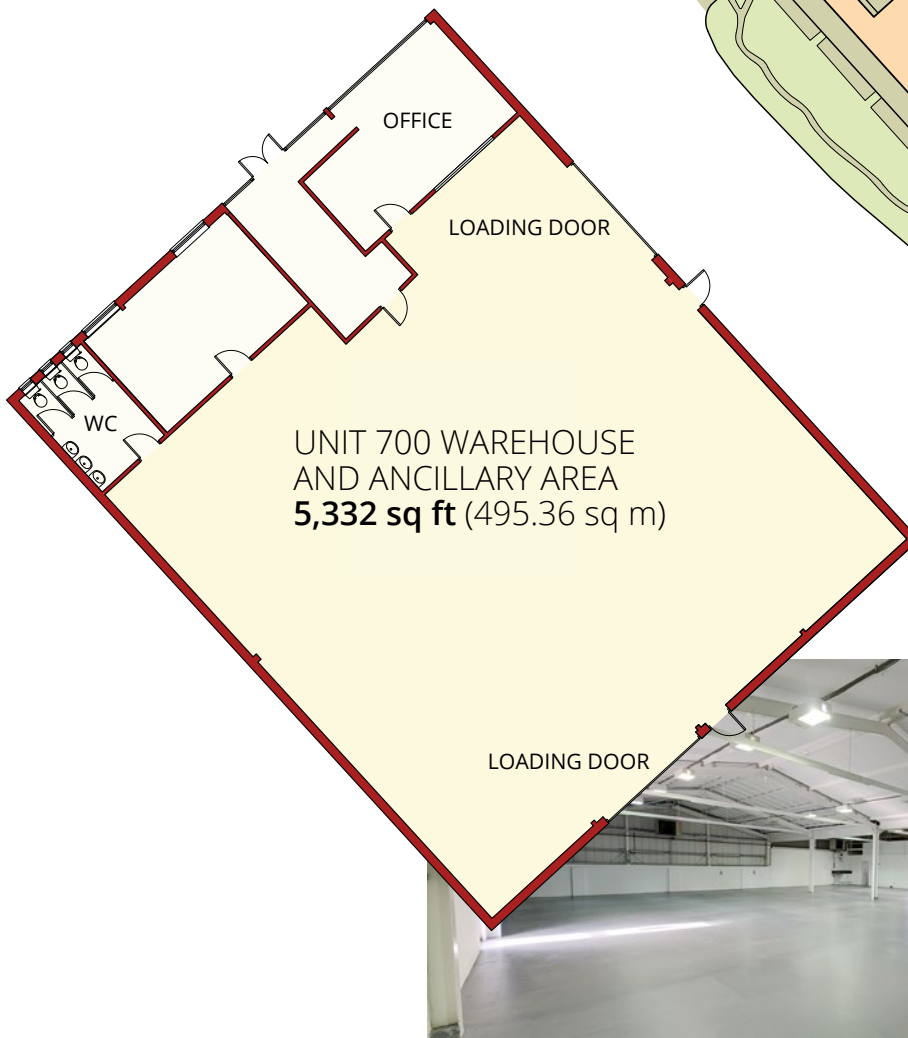
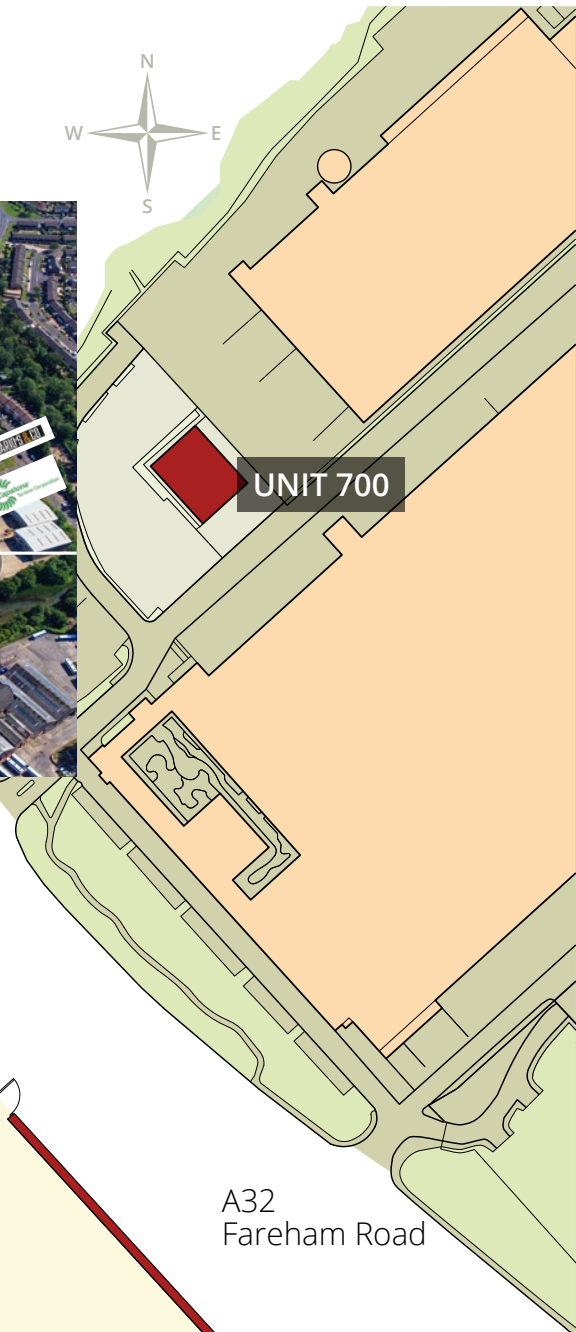
Building Insurance

£1,134.99 per annum.

Legal Costs

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







FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

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

Airports

Distance from
Fareham Reach Business Park:

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

Rail

Journey times from
Fareham train station:

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

Ports

Distance to major ports:

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



Viewing

Strictly by appointment through joint sole agents:

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