



FAREHAM REACH

TO LET

**PROMINENT MODERN
TRADE COUNTER / WAREHOUSE / INDUSTRIAL UNIT
TO LET**



Unit 810

AVAILABLE SOON*

8,647 sq ft (723.3 sq m)



Features:

- Main roadside frontage
- Could suit trade counter
- Ground and first floor offices road facing
- Secure site / 24hr security
- Ample parking and yard
- 6.5m Eaves Height

**Contact the sales agents for more information.*

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk

**HELLIER
LANGSTON**
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FAREHAM REACH

Unit 810

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 unit is a semi-detached light industrial building of steel portal frame construction, under a profile clad roof with roof lighting. Internally, the building is sub-divided to provide ground and first floor offices with windows down the southern elevation and with the main warehouse having the benefit of an eaves height of 6.5 metres with ample car parking available on site.

Accommodation

The property has been measured on a GIA basis.

Total	8,647 sq ft	(723.3 sq m)
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The premises benefit from the following:

- | | | |
|--|-----------------------------------|---|
| ■ Gas fired central heating (including heating within warehouse) | ■ Painted concrete floor | ■ Suspended ceiling and CAT II lighting within office areas |
| ■ LED lighting within warehouse | ■ Single and Disabled WC | ■ Kitchen break-out areas |
| ■ 3-phase power | ■ Ample parking and yard | ■ 1 x Level access loading door 5m height |
| | ■ Secure site / 24 hours security | |
| | ■ Eaves height 6.5m | |

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

For business rates information please visit the Valuation Office Agency website: www.voa.gov.uk.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **B44**.

Service Charge

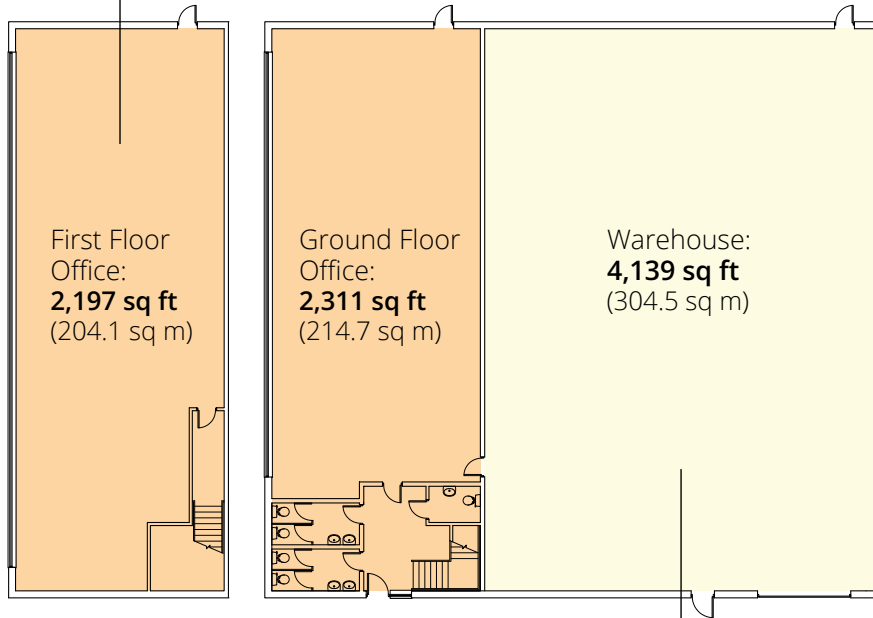
Upon Application.

Legal Costs

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



Ground floor office.





Aerial photograph of Fareham Reach Business Park looking south west.



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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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