



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

**Unit 2 Axis Park, Fort Fareham Industrial  
Estate, Fareham PO14 1FD  
Modern Industrial/Warehouse Unit**



## KEY FEATURES

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3,203 sq. ft. (297.6 sq. m.)

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6m eaves height

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6 allocated parking spaces

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Fully fitted mezzanine offices

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Call us on: **01329 220 111**  
Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**  
Ground Floor, E1 Fareham Heights  
Standard Way  
Fareham PO16 8XT

# To Let

## Modern Industrial/Warehouse Unit

### Description

The property is of steel portal frame construction with part brick/block and part profile sheet cladding to elevations.

All services are connected and there is a ground floor WC and 6 car parking spaces.

The property benefits from first floor offices, with LED lighting, air conditioning and glazed partitioned meeting room.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground Floor	2,695	250.4
First Floor Offices	508	47.2
<b>Total:</b>	<b>3,203</b>	<b>297.6</b>

### Terms

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

### Rent

£33,700 per annum exclusive.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value 2023

Workshop and premises - £24,250

### Source:

[www.tax.service.gov.uk/business-rates-find/search](https://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

Rating: B48.

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.

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### Location

The unit is located on the well established Fort Fareham Industrial Estate, positioned off Newgate Lane, about 2 miles to the south of junction 11 of the M27 South Coast motorway.

### Viewing

Strictly by appointment through sole agents Hellier Langston.

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**Andy Hellier**  
d: 01329 225744  
m: **07930 661782**  
e: [andy@hlp.co.uk](mailto:andy@hlp.co.uk)

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E1 Fareham Heights  
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