



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

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



KEY FEATURES

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

6m eaves height

6 allocated parking spaces

Fully fitted mezzanine offices

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

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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
Total:	3,203	297.6

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

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 (1st 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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