

TO LET



Solent Gate

INDUSTRIAL ESTATE

7 Newly Refurbished Units
Desirable location within an
established industrial/retail area



ONLY ONE UNIT REMAINING

Unit 4 - 5,056 sq ft (467 sq m)

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LOCATION

Solent Gate Industrial Estate is situated on the well-established Speedfields Park approximately 2 miles north of Fareham town centre. The estate is accessed via the recently upgraded Newgate Lane, a key arterial route that provides direct access to Junction 11 of the M27. The immediate area is home to a number of established occupiers including:



The estate is within a 10 minute drive time of the local train station which provides regular and direct services to a number of key destinations including Southampton, Portsmouth, Reading and London Waterloo.

HMS Collingwood is situated immediately opposite the estate. Kelvion Limited, a leading global manufacturer of heat exchangers, employ c.200 persons at their substantial service facility adjacent to the scheme.

DESCRIPTION

Solent Gates comprises a 7 unit industrial estate arranged over 2 terraces totaling 50,094 sq ft GIA. Individual unit sizes range from 5,000 to 10,000 sq ft, with the ability to combine units if required.

The units are currently being refurbished to a high standard.



Unit interior prior to refurbishment



Entrance to Solent Gate Industrial Estate. Left: Units 2-4. Right: Units 5-7



SPECIFICATION

When refurbished the units will benefit from the following specification:

- Steel portal frame construction
- Roller shutter loading doors
- 3 phase electricity supply
- Eaves height of 6.5m
- Ample parking and circulation areas
- 10% office content on each of the units

UNIT 5 LET

Ground Floor:	9,092 sq ft (845 sq m)
First Floor Offices:	953 sq ft (88 sq m)
TOTAL:	10,045 sq ft (933 sq m)

UNIT 6 UNDER OFFER

Ground Floor:	9,114 sq ft (847 sq m)
First Floor Offices:	949 sq ft (88 sq m)
TOTAL:	10,063 sq ft (935 sq m)

UNIT 4 TO LET

Ground Floor:	4,561 sq ft (424 sq m)
First Floor Offices:	496 sq ft (46 sq m)
TOTAL:	5,056 sq ft (467 sq m)

UNIT 7 UNDER OFFER

Ground Floor:	9,115 sq ft (847 sq m)
First Floor Offices:	957 sq ft (89 sq m)
TOTAL:	10,072 sq ft (936 sq m)

UNIT 2 LET

Ground Floor:	4,574 sq ft (425 sq m)
First Floor Offices:	496 sq ft (46 sq m)
TOTAL:	5,070 sq ft (471 sq m)

UNIT 3 LET

Ground Floor:	4,576 sq ft (425 sq m)
First Floor Offices:	494 sq ft (46 sq m)
TOTAL:	5,070 sq ft (471 sq m)

Speedfields Park

UNIT 1
Let to City Plumbing
Supplies Limited

Access Road - Entrance to the estate

Newgate Lane

Hendy Ford

Wickes

Signposted to
Speedfields Park

Topps Tiles

Screwfix

Eden Vauxhall



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7 Newly Refurbished Units
Desirable position within
an established retail area

TENURE

The units are available by way of a new lease directly from the landlord.

RENT

On Application.

LEGAL COST

Each party to bear their own legal cost involved in the transaction.

RATEABLE VALUE

TBC.

EPC

An Energy Performance Certificate assessment to follow on completion of the refreshment works.

VAT

We understand the property is elected for VAT.

FURTHER INFORMATION

For further information, or to arrange an inspection, please contact the joint sole agents:

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