



UNIT 1-2 155 HIGHLANDS ROAD, FAREHAM, PO15 6JR

WAREHOUSE TO LET / FOR SALE

9,970 SQ FT (926.24 SQ M)



Summary

Rare Freehold Warehouse Units FOR SALE WITH YARD

Available Size	9,970 sq ft
Rent	£100,000 per annum
Price	£1,300,000
Rates Payable	£37,680 per annum
Rateable Value	£78,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

- Two warehouses and secure yard
- 0.72 acre site
- Unit 1 min eaves of 4m
- Unit 2 min eaves of 4.17m
- Mezzanine for further storage
- Freehold opportunity
- Aerial mast income
- Historic planning application to extend



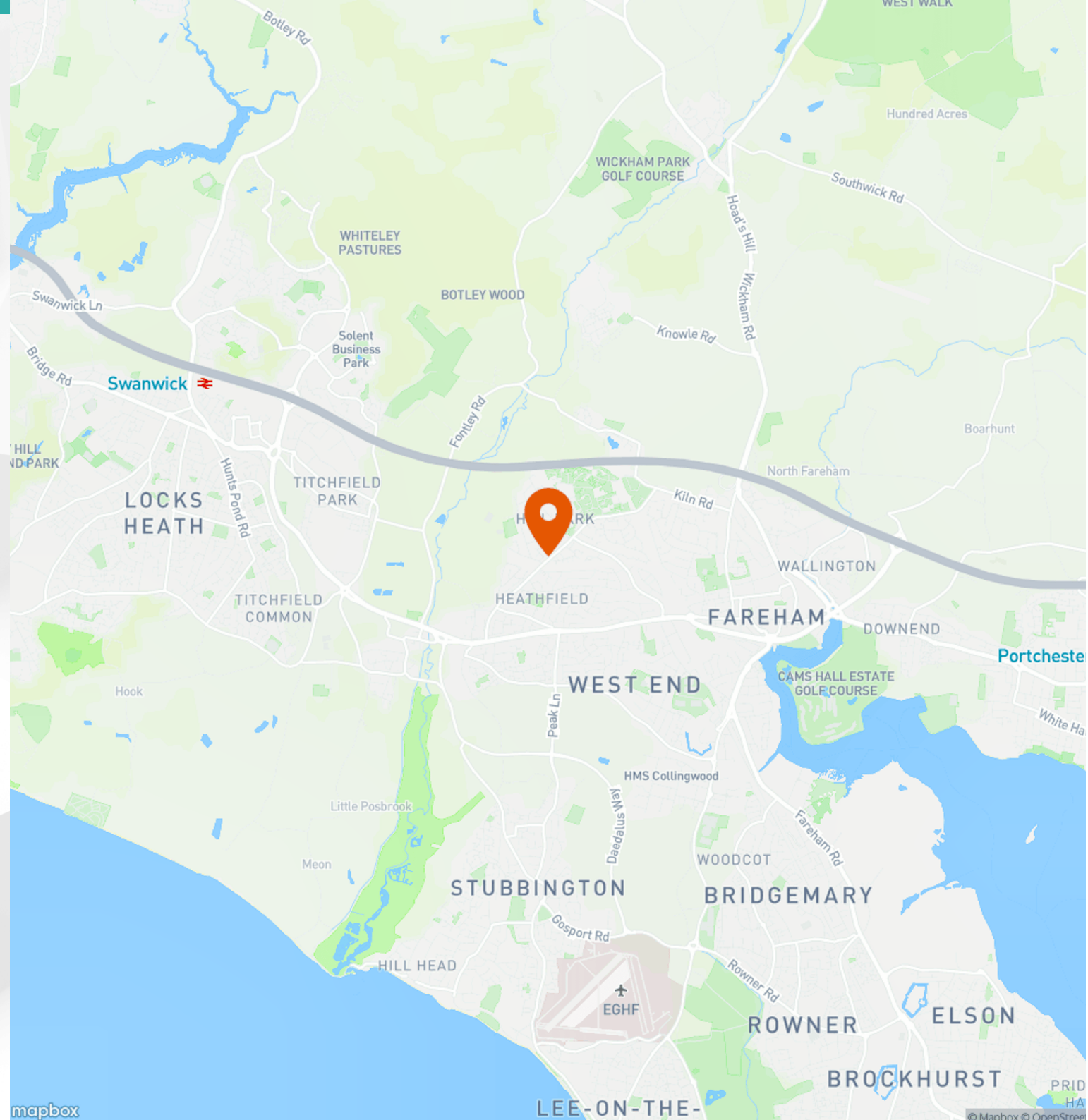
Location



**Unit 1-2 155 Highlands Road,
Fareham, PO15 6JR**

The property is prominently situated on Highlands Road, an established commercial location in Fareham, offering excellent access to the town centre, surrounding business areas, the A27 and Junctions 10 and 11 of the M27 motorway (approximately 3 miles), providing convenient links to Portsmouth, Southampton, the M3 and A3(M).

A range of local amenities are within easy walking distance, including a Co-op convenience store, café, pharmacy and petrol filling station. Fareham railway station is approximately 1 mile away, providing regular services to Portsmouth, Southampton, Brighton and London, while frequent local bus services operate along Highlands Road. Southampton Airport is approximately 9 miles to the west.





Further Details

Description

The property comprises an irregular shaped site on which stands two detached warehouse buildings constructed in the 1980s. The buildings are of steel portal frame construction with brick, block and insulated steel profile sheet elevations. The roofs are insulated asbestos sheet roof.

Externally the buildings have tarmacadam surface parking for approximately 15 car spaces and delivery areas. The current occupiers use the front verge for additional parking.

Unit 1 comprises of a warehouse with roller shutter door of 2.88m wide and 3.22m high. Minimum eaves of 4m high. To the front there is a single storey office. There is a mezzanine with further storage and office space. There is an historic planning application for an extension to Unit 1 under planning application P/21/1047/FP. This has now lapsed.

Unit 2 has 4.17m eaves height with a mezzanine section. There is a roller shutter door leading to the warehouse that is 2.6m wide and 3.63m high. To the side elevations a small single storey office section under a flat felt roof.

Terms

Freehold interest is available with full vacant possession other than the aerial mast leases at a guide price of £1.3m. Alternatively a new lease is available on the property for a term to be agreed at a rent of £100,000 per annum exclusive.

Accommodation

The accommodation comprises the following areas (all floor areas are approximate and measured to GIA in accordance with the RICS Property Measurement - 2nd edition - incorporating RICS Code of Measuring Practice - 6th edition).

Name	sq ft	sq m	Availability
Unit - 1 Warehouse	6,174	573.58	Available
Unit - 1 Office	437	40.60	Available
Unit - 1 Mezzanine	1,429	132.76	Available
Unit - 2 Warehouse	2,886	268.12	Available
Unit - 2 Office	473	43.94	Available
Unit - 2 Mezzanine	2,454	227.98	Available
Total	13,853	1,286.98	

Legal Costs & AML

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

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

The property is not elected for VAT.





Enquiries & Viewings



Russell Mogridge

rmogridge@vailwilliams.com

07815 737175

02392203200



Alice Masterman

amasterman@vailwilliams.com

07393 235709



**Vail
Williams**

[View on our website](#)

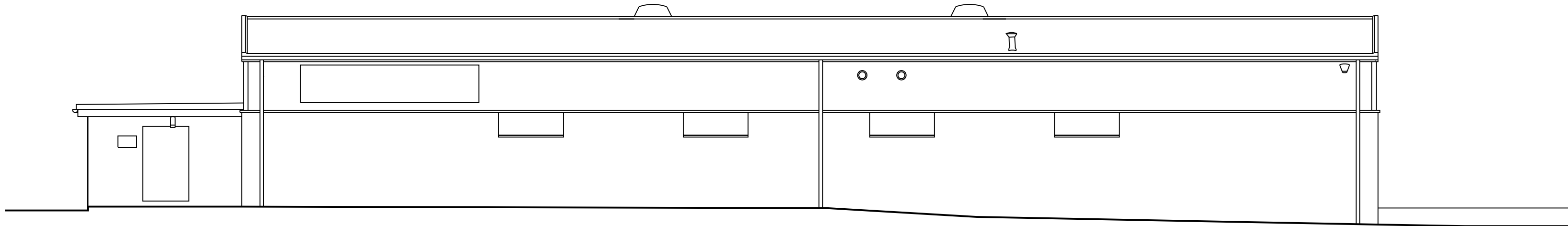
NOTES:

Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

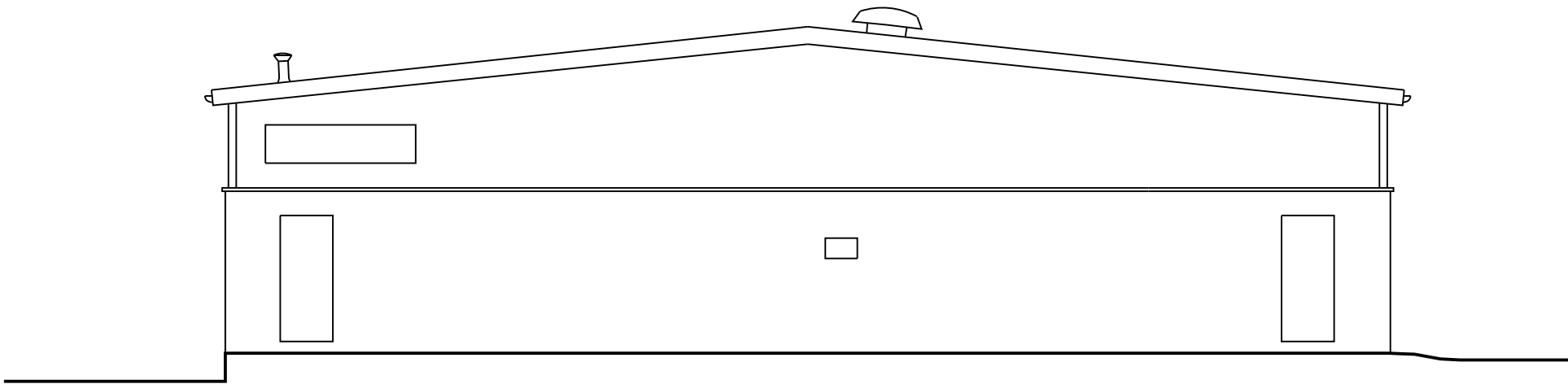
Do not scale from these drawings except for planning purposes. Use figured dimensions only.

Where applicable this drawing is to be read in conjunction with other consultants' drawings.

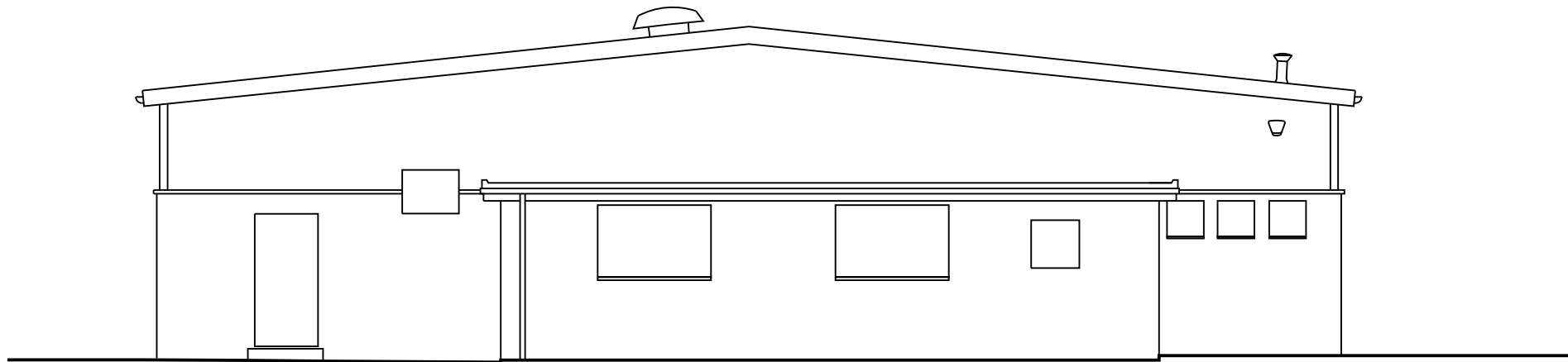
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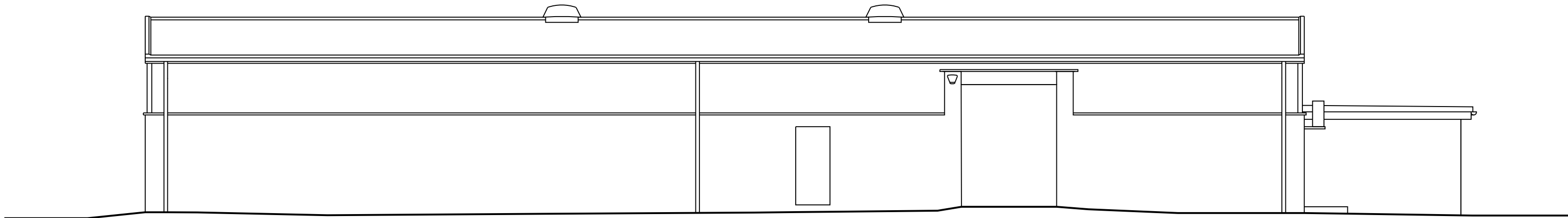
SOUTH EAST ELEVATION



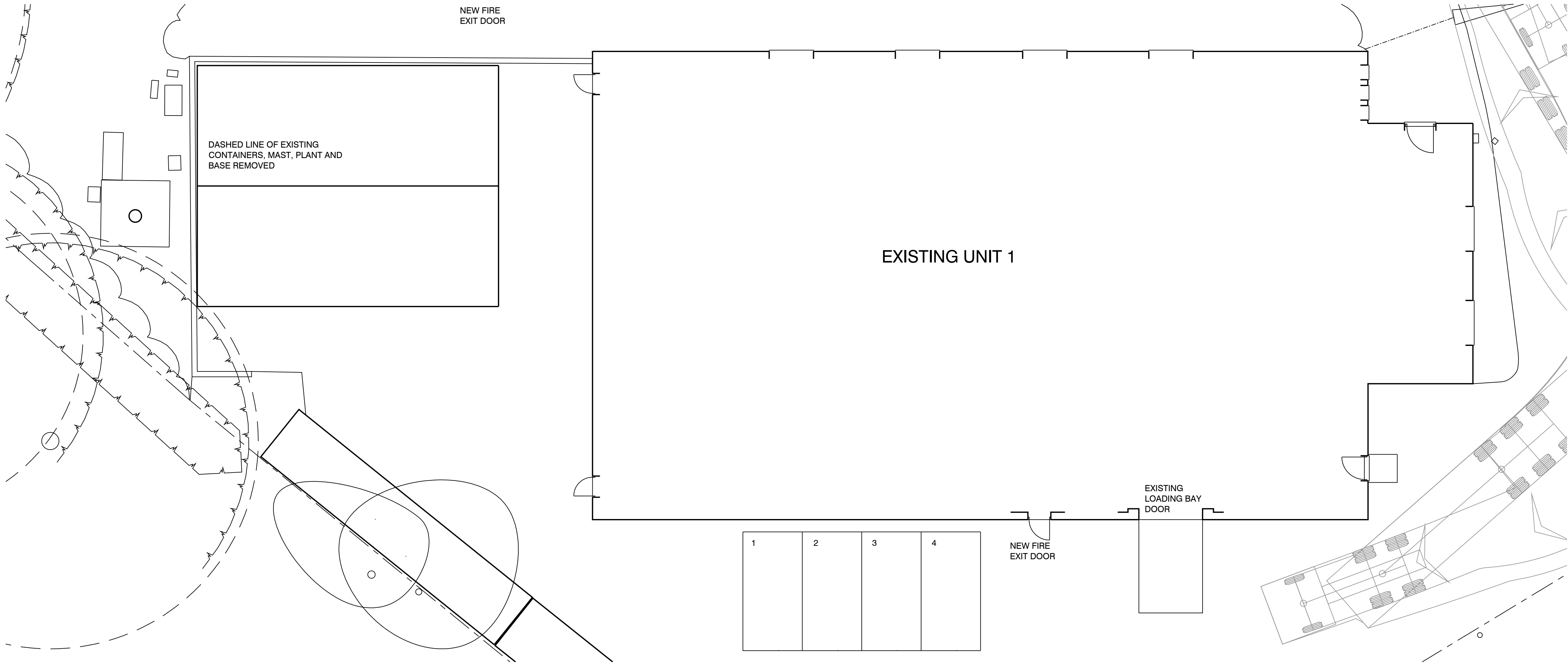
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



Rev	Date	Amendment
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Harrington Design Architects
St John's House
St John's Street
Chichester
West Sussex
PO19 1UU

Tel: 01243 574600
info@harringtondesign.co.uk

harrington
design
architects

For
SOUTHERN ROPES UK LTD

Project
**WAREHOUSE EXTENSION
AND CANOPY
155 HIGHLANDS ROAD
FAREHAM, HANTS, PO15 6JR**

Title
**UNIT 1
PLANS and ELEVATIONS
EXISTING**

Date	Drawn	Scale	Checked
June 2021	CPR	1:100 @ A1	
Job Number	Prefix	Drawing Number	Revision
21003	EX	002	

FIRE EVACUATION ROUTE UNIT 2

GROUND FLOOR

