



## UNIT 13, CRANLEIGH ROAD, FAREHAM, PO16 9DR

INDUSTRIAL / WAREHOUSE TO LET

3,377 SQ FT (313.73 SQ M)



# Summary

## Industrial / Warehouse Unit to Let

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,377 sq ft                        |
| Rent           | £23,500 per annum                  |
| Rates Payable  | £9,288 per annum                   |
| Rateable Value | £21,500                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

- Located on a popular marina site
- Electric roller door
- Open plan workshop space with storage rooms
- Mezzanine floor
- 3 phase electricity
- 5.5m eaves height
- No VAT
- Shared on-site parking



# Location



**Unit 13 Cranleigh Road,  
Fareham, PO16 9DR**

WicorMarine Yacht Haven occupies a prominent waterfront position on the northern shore of Portsmouth Harbour at Cranleigh Road, Portchester. The established marine destination benefits from excellent connectivity, with the M27 approximately 5 minutes away and convenient access to Fareham, Portsmouth, Southampton and the A27.

The site is home to a range of established marine and leisure occupiers, supported by boat storage, chandlery, boatyard and repair facilities, on-site parking and the Salt Café.

Combining a strategic waterfront location, established marine environment and excellent road access, WicorMarine provides an attractive setting for marine-related and complementary commercial uses.





# Further Details

## Description

The property consists of a light industrial unit with warehouse area, storage rooms and mezzanine. The unit benefits from LED high-bay lighting throughout, natural daylight through via rooflights, concrete floor 3 phase electricity and an electric roller shutter door.

Minimum eaves - 5.5m  
Height under mezzanine - 2.2-2.7m.  
Apex - 6.8m

Parking is available on-site on a first come first served basis. Please discuss with agent.

## Terms

A new full repairing and insuring lease is available at £21,500 per annum.

## VAT

The property is not elected for VAT.

## 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 |
|-------------------|--------------|---------------|--------------|
| Ground - Workshop | 2,462        | 228.73        | Available    |
| Mezzanine         | 915          | 85.01         | Available    |
| <b>Total</b>      | <b>3,377</b> | <b>313.74</b> |              |

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will 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.

## Legal Costs

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





## Enquiries & Viewings



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