



## Units 1 & 2 Regent Trade Park, Barwell Lane, Gosport, PO13 0EQ

Prominent Freehold Industrial / Warehouse

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | For Sale                  |
| Available Size | 9,572 sq ft / 889.27 sq m |
| Price          | £1,300,000                |
| Service Charge | To be confirmed           |
| Rateable Value | £59,000                   |
| EPC Rating     | Upon enquiry              |

### Key Points

- Established Trade Location
- Good Loading 6m Eaves Height
- Ideal Owner / Occupier Building
- Close to Fareham Town Centre & Access To M27 Motorway Network
- Backs on to busy Main Road

# Units 1 & 2 Regent Trade Park, Barwell Lane, Gosport, PO13 0EQ

## Description

The property is a detached steel portal frame industrial unit with part brick and part clad elevations with clad and insulated roof incorporating approximately 10% roof lighting.

The property benefits from having a full height up and over loading door along with a full glazed access point leading into a showroom area with floor to ceiling glazing down the southern elevation. Internally the building benefits from having showroom space, mezzanine floor incorporating offices and further showroom and a secondary mezzanine floor within the warehouse space predominantly used for storage.

Externally there are 8 parking spaces and an area down the side of the building for storage.

## Location

Regent Trade Park is located approximately 1 mile south of Fareham Town Centre. Located on the east side of Fareham Road just to the south of junction Wynch Lane and north of Lederle Lane. Access is either direct from Fareham Road or via Lederle Lane. Egress must be via the traffic lights controlled junction off Lederle Lane.

The subject building is at the entrance of Barwell Lane and Regent Trade Park.

## Accommodation

The accommodation comprises the following areas:

| Name                | sq ft        | sq m          | Availability |
|---------------------|--------------|---------------|--------------|
| Unit - Showroom     | 2,773        | 257.62        | Available    |
| Unit - Warehouse    | 4,097        | 380.62        | Available    |
| Mezzanine - Office  | 1,569        | 145.76        | Available    |
| Mezzanine - Storage | 1,133        | 105.26        | Available    |
| <b>Total</b>        | <b>9,572</b> | <b>889.26</b> |              |

## Specification

- \* Eaves Height 6m
- \* Full Height up and over sectional loading door X m
- \* 10% Roof Lighting
- \* Steel Portal Frame Structure
- \* Power Floated Concrete Floors
- \* High Quality Cladding & Brick Fascia
- \* 8 Parking Spaces
- \* W.C. & Wash Hand Basins

## Terms

The Freehold of the vacant building is available at £1,300,000 plus VAT.

## Business Rates

Rateable Value £62,000

You are advised to make your own enquiries to the local authority in this regard.

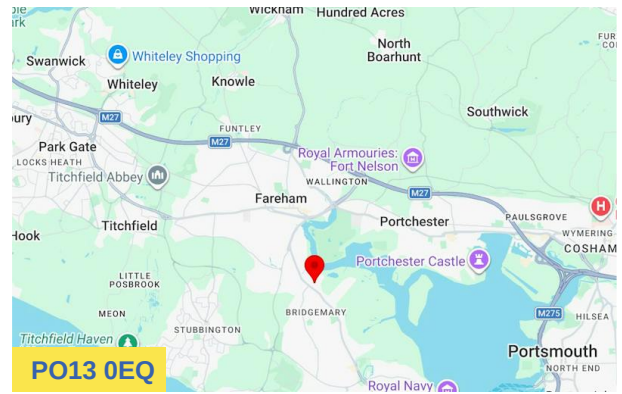
## Other Costs

Service Charge will be payable - further details on request.

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - VAT is applicable

Agency | Property Management | Valuation | Lease Advisory



## Viewing & Further Information

Tom Holloway  
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