

WITHOUT PREJUDICE



## 11b Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

### Modern Factory/Warehouse

#### Summary

Tenure	To Let
Available Size	3,129 sq ft / 290.69 sq m
Rent	£26,000 per annum
Service Charge	£1,100 per annum
Rateable Value	£29,750
EPC Rating	D (76)

#### Key Points

- Modern Semi-Detached Building
- High Office Content
- On Site Parking
- Secure Fenced Site

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# 11b Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

## Description

A development of fifteen units set within a self-contained and fully fenced site. The subject property is the fourth unit into the site on the right hand side. Access to the unit is directly from the main estate road.

This is a semi-detached unit comprising an original high eaves workshop building that has high office content including at the front and rear on the ground floor and a further office space on the 1st floor. There is also first floor storage at the rear of the property via build mezzanine. The original workshop is of cavity brick and block construction with high performance metal cladding above.

## Location

Blackbrook Business Park is located on the south side of Blackbrook Road, close to its junction with Gudge Heath Lane. This location offers good access to both Fareham Town Centre and M27 via the Avenue (A27).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Factory and Offices	2,332	216.65	Available
1st - Storage	495	45.99	Available
1st - Office	302	28.06	Available
<b>Total</b>	<b>3,129</b>	<b>290.70</b>	

## Specification

- Loading door height 4.9m x 2.4m wide
- Min eaves 7.6m / Max eaves 10.5m
- Concrete floor
- LED and Cat 2 lighting
- Manuel roller shutter
- 2 parking spaces
- Kitchen/breakout space
- 3 Phase power
- Disabled WC & wash hand basin

## Viewings

Strictly by appointment with Holloway Iliffe & Mitchell.

## Terms

Available on a new effective Full Repairing Insuring Lease, on 3-yearly terms to be agreed at a commencing rent of £26,000 per annum exclusive.

## Business Rates

Rateable value £29,750 - Source: VOA

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

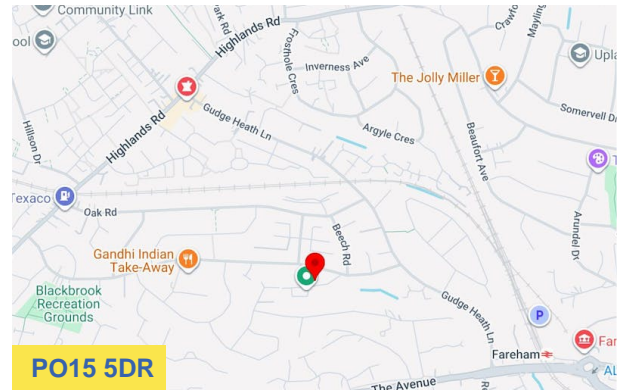
Each party to be responsible for their own legal costs incurred in the transaction.

Additionally, a service charge is also payable £1,100 per annum.

Building Insurance: £827.48 pa, term from June.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - is applicable.



## Viewing & Further Information

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