



**UNIT 4 SOLENT GATE, SPEEDFIELDS PARK, FAREHAM,
PO14 1TS**

INDUSTRIAL/LOGISTICS / TRADE COUNTER / INDUSTRIAL / WAREHOUSE TO LET
5,056 SQ FT (469.72 SQ M)



Summary

REFURBISHED INDUSTRIAL UNIT - TO LET

Available Size	5,056 sq ft
Rent	£80,896 per annum
Rates Payable	£23,880 per annum
Rateable Value	£49,750
EPC Rating	B (48)

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



Location



**Unit 4 Solent Gate Speedfields
Park, Newgate Lane,
Fareham, PO14 1TS**

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.

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.





Further Details

Description

Unit 4 is constructed to a high specification and is part of a development of 7 industrial/warehouse units arranged in two detached blocks. The unit has been constructed around a steel portal frame with profiled insulated cladding and part brick elevations. The ground floor consists of a warehouse with one roller shutter door, and male, female, and disabled WCs, the first floor benefits from an office, kitchen and WC.

Viewings

Strictly by appointment through the joint sole agents.

Terms

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

Legal Costs

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

VAT

We understand the property is elected for VAT.

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.







Enquiries & Viewings



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