

28 BRUNEL WAY, FAREHAM, PO15 5SD

WAREHOUSE / INDUSTRIAL / WAREHOUSE FOR SALE

13,210 SQ FT (1,227.25 SQ M)

Vail Williams

Summary

DOUBLE BAY INDUSTRIAL / WAREHOUSE FOR SALE

Available Size	13,210 sq ft
Price	£950,000
Rates Payable	£60,000 per annum All interested parties to make their own enquiries.
Rateable Value	£125,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (122)

- Rare opportunity
- Self-contained site
- Close proximity to J9 of M27
- Rear Yard
- Four Loading Doors
- Parking
- 13,210 sq ft plus 2,291 sq ft mezzanine



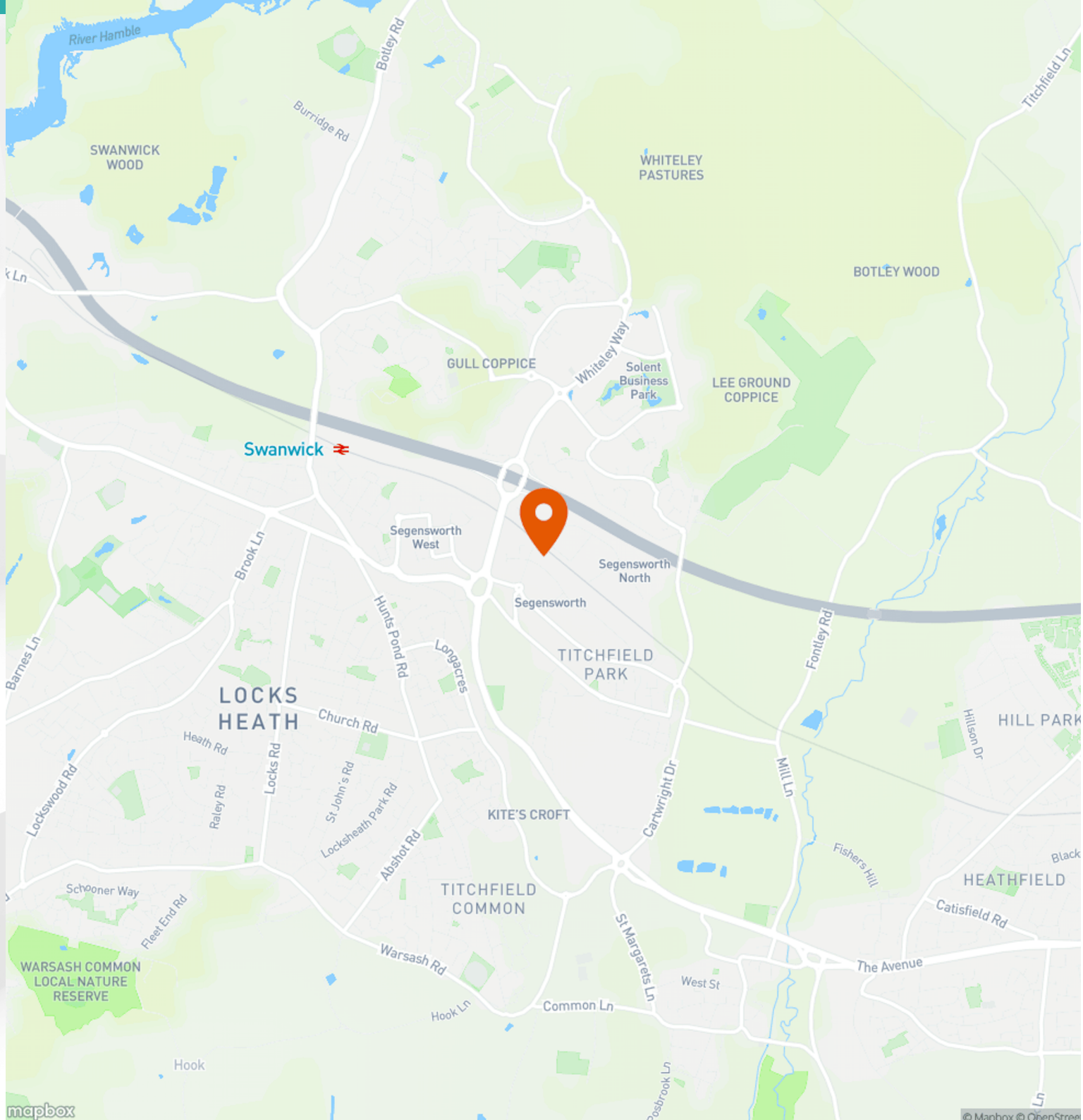
Location

28 Brunel Way, Fareham, PO15 5SD

28 Brunel Way is prominently positioned within Segensworth East, Fareham, an established and highly regarded commercial and industrial location serving the wider Solent region.

The property benefits from excellent road communications, being approximately 1.1 miles from Junction 9 of the M27, providing rapid access to the motorway network. Junction 9 offers direct connectivity towards Southampton and Portsmouth, with the M27 also providing onward access to the M3 and A3(M), supporting efficient regional and national distribution.

Segensworth is an established commercial destination, accommodating a diverse mix of industrial, warehouse, trade and business occupiers. The wider area includes recognised occupiers such as Coopervision, Meggitt, Wärtsilä, Amazon and TUV, reinforcing the area's established commercial profile.





Further Details

Description

The property comprises a detached industrial/warehouse, constructed of steel frame construction in two bays, with half block and clad elevations under a pitched corregated sheet roof, with natural light panels.

The property benefits from a forecourt and side parking with a drive to a rear yard. There are four loading doors leading to the yard and the side access.

Internally, the premises has access to an entrance lobby/reception with W/Cs, breakout area and offices which is 1,518 sq ft. The warehouse is to the rear. The offices have original suspended ceilings with recessed Cat 2 lighting, gas fired central heating with wall mounted radiators and perimeter trunking with Cat 5 cabling with fibre connection. Ceiling height is approx 2.7m.

The warehouse is configured into two original bays with its own factory toilets. The West Bay is divided into two areas, with loading doors to the side. There is a mezzanine area to the west bay, partly over the ground floor offices which is 2,291 sq ft.

The premises have a minimum eaves height of 3.351m and a maximum height to ridge 5.000. We believe the unit has a 150KVa power supply but we advise buyers to make their own enquiries.

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 - Warehouse	13,210	1,227.25	Available
Mezzanine - Mezzanine	2,210	205.32	Available
Total	**15,420**	**1,432.57**	

Terms

We are instructed to market the long-leasehold interest by way of assignment, dated 1st July 1985 for a term of 99 years at a rent of £19,125 pax with 5 yearly rent review - next rent review 1st July 2029.

Offers invited in the region of £950,000 exclusive.

AML

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

Legal Costs

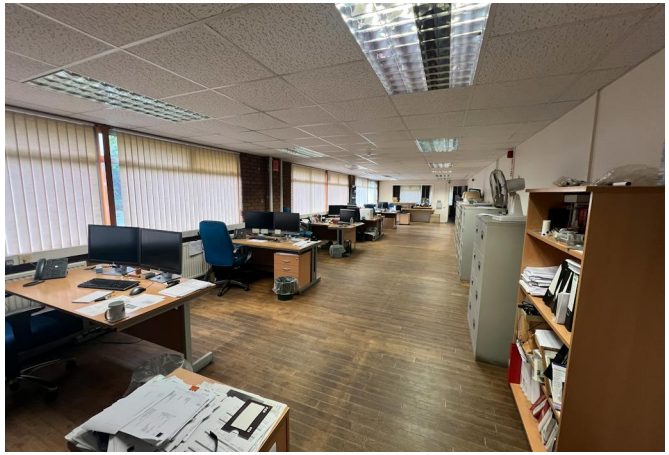
Each party to be responsible for their own legal costs incurred in the transaction.













Enquiries & Viewings



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View on our website

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