



Unit B Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

Modern Factory / Warehouse Premises

Summary

Tenure	To Let
Available Size	1,200 sq ft / 111.48 sq m
Rent	£13,500 per annum
Service Charge	£600 per annum
Rateable Value	£12,500
EPC Rating	E (103)

Key Points

- Prominent Position At The Front Of The Estate
- Good On Site Parking
- Office Facility
- Secure Fenced Site
- No Motortrade

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Unit B Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

Description

A development of fifteen units in a self-contained and fully fenced site.

The property is of steel portal frame construction with brick and blockwork elevations to a height of approximately 6ft, with pressed steel cladding over. The building is fronted by a single storey office facility.

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).

The subject property is the first unit into the site on the right hand side with prominence to Blackbrook Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - Office area	250	23.23	To Let	Available
Unit - Factory area	950	88.26	To Let	Available
Total	1,200	111.49		

Specification

Eaves height 3.85 m min.

Manual loading door 3.60 m width x 3.6 m height

x4 Parking spaces

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed, at a rent of £13,500 per annum plus VAT

Business Rates

Rateable value: £12,500 (Source - VOA).

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

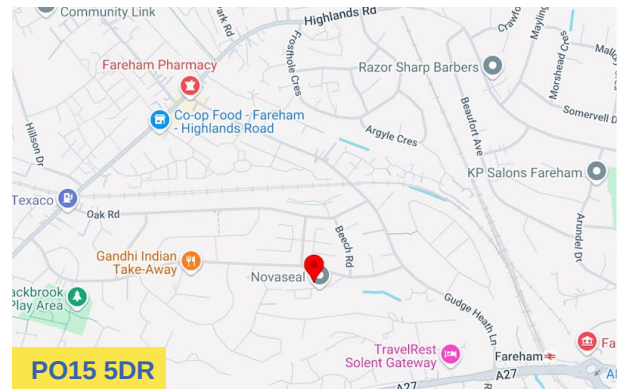
Other Costs

Service charge - £600 per annum +VAT

Building Insurance - £207.51 PA + VAT

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

VAT - applicable



Viewing & Further Information

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