

PALMERSTON BUSINESS PARK, NEWGATE LANE,  
FAREHAM PO14 1DJ



INDUSTRIAL UNITS  
TO LET



**KEY FEATURES**

- Loading bay
- Roller shutter door
- Good parking

43.66 to 213.30 sq m (470 to 2296 sq ft) Gross Internal Area

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## DESCRIPTION

The scheme comprises 28 industrial units in three terraces.

Each unit is of steel portal frame construction with a mix of brick and steel profile cladding. Each unit benefits from roller shutter door and personnel entrance, forecourt loading and car parking.

## TERMS

A new full repairing and insuring lease for a minimum term of 3 years.

## LEGAL AND ADMINISTRATION COSTS

The ingoing tenant is to provide the landlord with a legal undertaking of £350 towards their administration costs. Each party will be responsible for their own legal costs.

## RENT

The rent is payable per annum exclusive and quarterly in advance.

## ESTATE SERVICE CHARGE

Approximately £400 per annum inclusive of buildings insurance.

## SCHEDULE OF AREAS (APPROX. GIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and has the following gross internal areas:

Unit	ft <sup>2</sup>	m <sup>2</sup>	Rent Pax	Car Parking Spaces	Loading Door	Rateable Value
2	970	90.12	£9,500	TBC	3m x 3.4m	£7,500
16	492	45.67	£6,500	TBC	2.5m x 2.4m	£4,550
Mezzanine	438	40.72				
20	470	43.66	£5,500	2	2.5m x 3.30m	£4,150
27	2296	213.30	£16,500	5	3.5m x 4m	£15,000

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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**  
**January 2019**

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