



**G2 Fort Wallington Industrial Estate**  
Military Road, Fareham, PO16 8TT  
TO LET | 6,849 sq ft (636.46 sq m)





## Summary

- 6,849 sq. ft. (636.46 sq. m.)
- 3 phase power
- Dedicated rear yard area
- Fully fitted office accommodation

## Description

The property comprises a traditional industrial building of steel portal frame construction with brick and part clad elevations. The roof incorporates roof light panels to provide natural lighting and the building benefits from a roller shutter loading door. To the front of the property there is a two storey section providing office/reception/toilet facilities. All amenities are provided at the property and there is a generous parking area and yard area to the rear.

## Terms

Available on a new full repairing & insuring lease on terms to be agreed.

## Rent

£9.50 per sq. ft. exclusive of rates, VAT & all other outgoings.

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Warehouse	569	6,123
Offices	55.01	592
Mezzanine Floor	12.45	134
<b>TOTAL:</b>	<b>636.46</b>	<b>6,849</b>

## Rateable Value

The premises are assessed as warehouse and premises - £38,000.

## EPC Rating

D-80

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## Viewing

Strictly by appointment with the sole agents.

## Location

Fort Wallington comprises some 13 acres containing a range of various sized factories and warehouses. The Estate fronts Military Road at its junction with Pinks Hill which is linked to the M27 (Junction 11) via approximately 300 yards of dual carriageway. The M27 gives access to Portsmouth and Southampton and the A3(M), giving access to London from the M25. Fareham town centre is within approximately 2 miles.



## 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.

## Code For Leasing Business Premises

In England and Wales the Code For Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our sales team

**Andy Hellier**

T: 07930 661 782

E: [andy@hlp.co.uk](mailto:andy@hlp.co.uk)

