

# MATRIX PARK TO LET

34,026 SQ FT (3,161.11 SQ M)



LARGE SECURE  
YARD



NEWLY  
REFURBISHED



8.2 M EAVES  
HEIGHT



[www.ipif.com/matrixpark](http://www.ipif.com/matrixpark)

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT 5, MATRIX PARK**  
SEGENSWORTH, FAREHAM, HAMPSHIRE, PO15 5AP

**IPIF**

# UNIT 5 MATRIX PARK

## LOCATION

Matrix Park is a modern development of industrial and warehouse units forming part of the substantial Segensworth commercial area which lies just to the south of Junction 9 of the M27, approximately midway between Southampton and Portsmouth. The development is located on Segensworth South, which is accessed via the A27 (Southampton Road) and Cartwright Drive. The development comprises a total of 14 units, with high specification office accommodation. Each unit has dedicated parking and loading facilities, within a secure managed environment.

## DESCRIPTION

Unit 5 is a detached industrial/warehouse unit with a fenced secure yard. The unit has a pedestrian entrance door leading to reception, ground and first floor offices and warehouse. The warehouse is clear span with 8m clear height, 3 electric sectional up and over doors 5 m (h) 4 m (w), 3 phase power, gas and sprinklers. Externally the unit benefits from a secure yard and separate parking area.

## SPECIFICATION

- 8.03m haunch
- 8.28m eaves
- 9.56m under side of portal
- Security guard from 7pm - 7am
- 3 x electric up and over doors 4m wide by 5m high
- 3 phase power
- Gas connection
- Sprinkler system
- Male and female ground and first floor WCs
- GF Disabled WC with shower
- Ground and first floor fitted offices
- Carpet
- Suspended ceiling with diffused lighting
- Raised floors
- Gas central heating
- Kitchen/tea point at 1st floor



On behalf of the Landlord

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## ACCOMMODATION

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

Matrix Park	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	2,640.49	28,422	C-68
GF Office	206.55	2,223	
FF Office	314.07	3,381	
<b>Total</b>	<b>3,161.11</b>	<b>34,026</b>	

## TERMS

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

## RENT

On application.

## VAT

All figures quoted are exclusive of VAT.

## RATEABLE VALUE

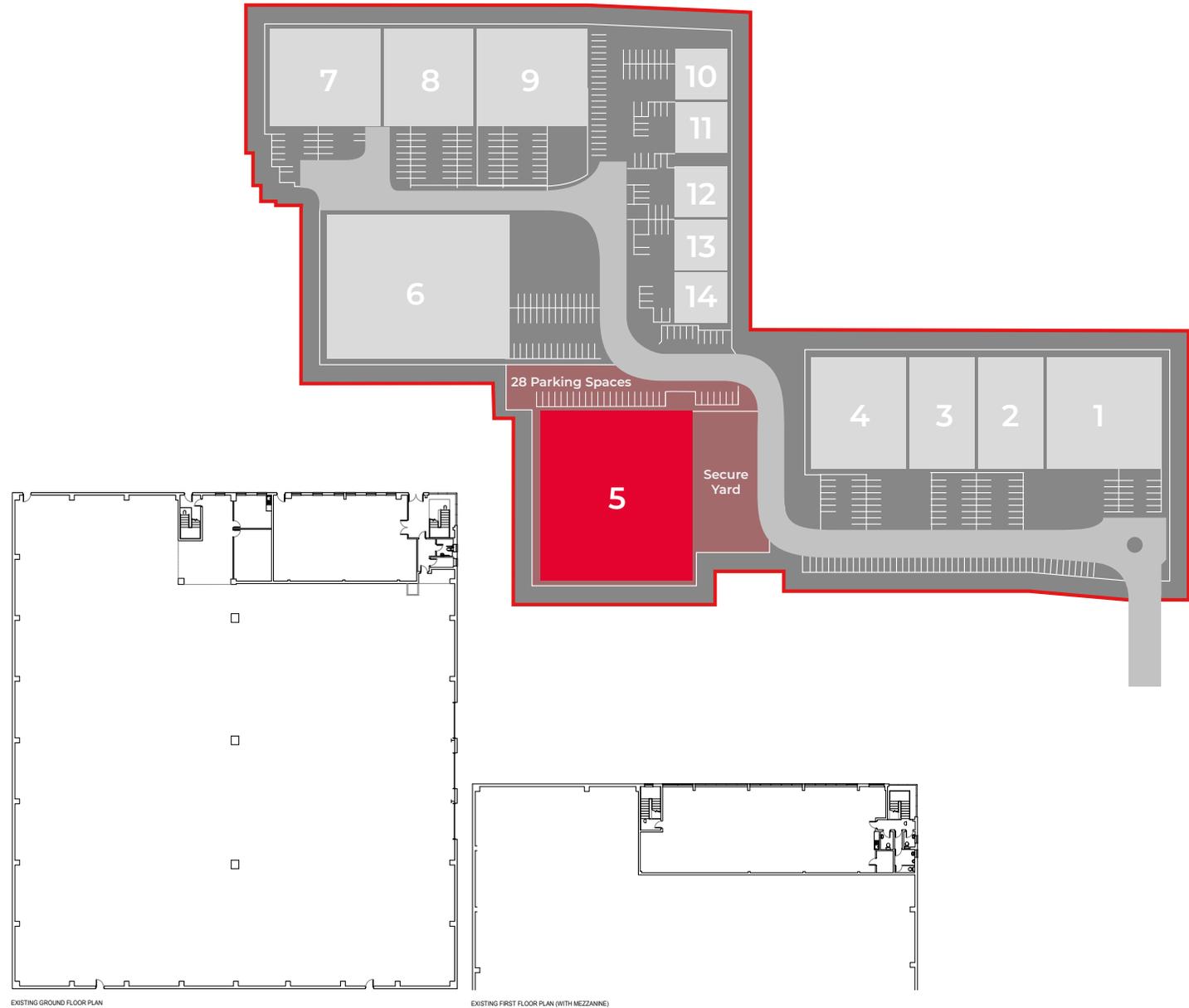
Warehouse and premises - £252,000.

## ENERGY PERFORMANCE CERTIFICATE

C-68.

## LEGAL COSTS

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



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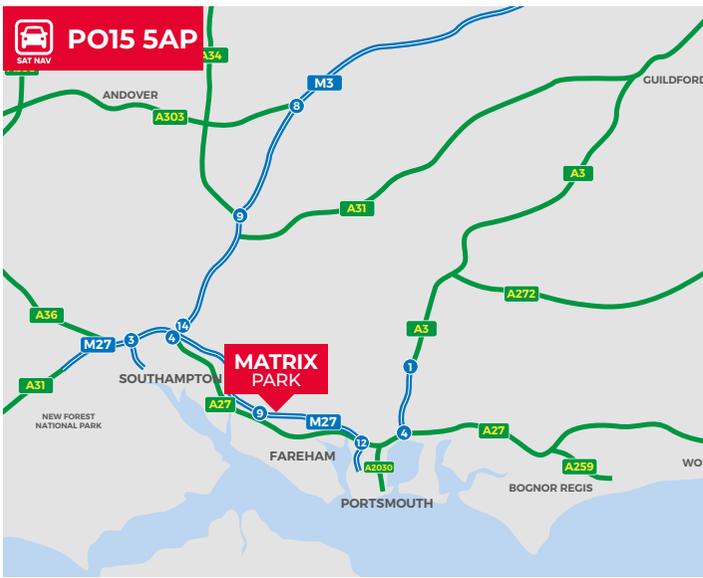
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M27 2.4 miles

A27 0.6 miles



M3 12.4 miles

A3 13.6 miles



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