



FAREHAM **REACH**

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
FULLY REFURBISHED**



Unit 300

READY FOR OCCUPATION

42,995 sq ft (3,994 sq m)



Features:

- New insulated profile metal sheet roof
- Ample car parking
- Secure site / 24 hour security
- 2 Dock and 1 Grade level loading doors
- Grade A air conditioned offices
- PIR LED Warehouse lighting

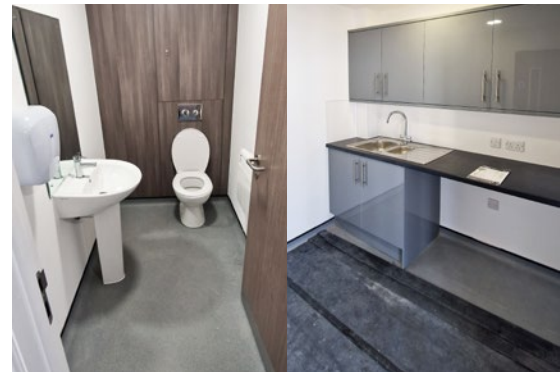
Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk

 **HELLIER
LANGSTON**
01329 220 111
02382 022 111
www.hlp.co.uk

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk



Location

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

Description

Ready for immediate occupation, the premises have been refurbished with a new office entrance and new insulated profile metal sheet roof covering with daylight panels. The elevations are clad in profile metal sheet with new electric loading doors.

Accommodation

The property has been measured on a GIA basis.

Total **42,995 sq ft** (3,994 sq m)

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rent on application.

Rateable Value

Unit 300: Estimated at **£293,000** from April 2023.

Energy Performance Certificate (EPC)

Rating to be confirmed after refurbishment.

Service Charge

Upon Application.

Legal Costs

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

The premises benefit from the following:

Warehouse

- Gas supply
- 3-phase power
- Painted concrete floor
- Ample car parking
- Onsite security Mon-Fri 0730-1630 with out of hours mobile patrols
- Perimeter fencing with gated entrances
- PIR LED warehouse lighting

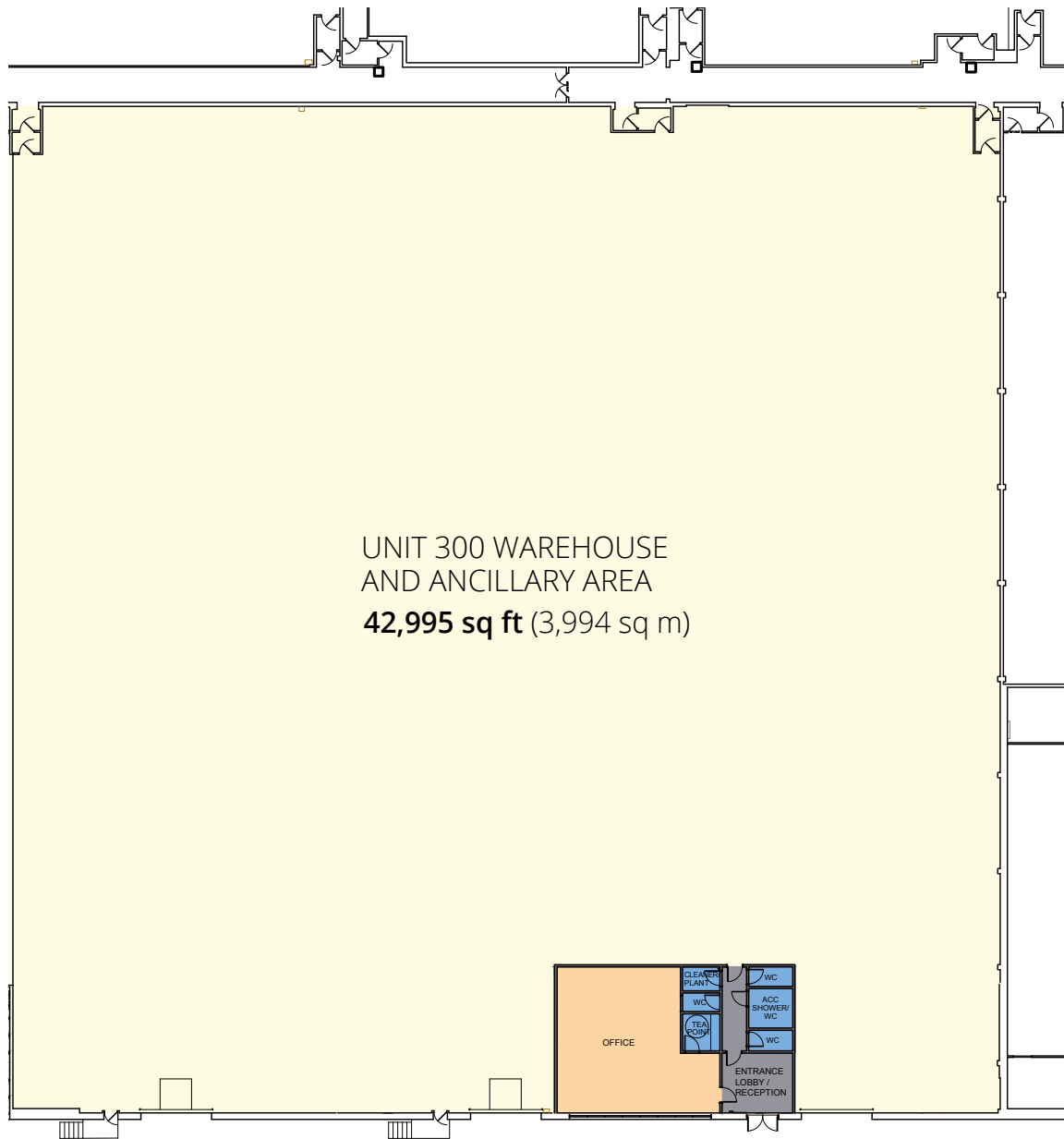
- New insulated profile metal sheet roof
- 2 x Dock loading doors - 4.49m width by 4.51m height
- 1 x Grade level loading door - 4.48m width by 4.51m height
- Haunch height - 4.33m
- Eaves height - 4.83m

Open plan office

- PIR LED lighting
- 40kW Fujitsu Heat Recovery VRF Air Conditioning system
- Perimeter trunking with data and electric cable
- Internal warehouse viewing windows
- Carpets
- Male, Female and Disabled WC



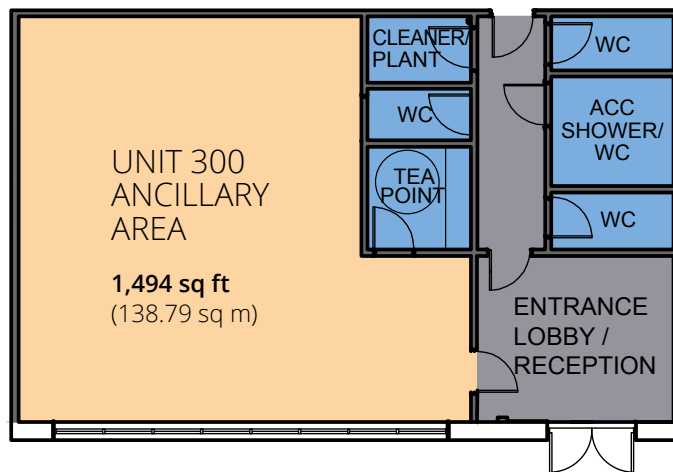
Typical example of a Hermes Real Estate refurbishment.



Office and ancillary area:
1,494 sq ft (138.79 sq m)

Warehouse area:
41,501 sq ft (3,855.44 sq m)

Total GIA:
42,995 sq ft (3,994.23 sq m)



OFFICE CLOSE-UP



Aerial photograph of Fareham Reach Business Park looking south west.



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FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Airports

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

Rail

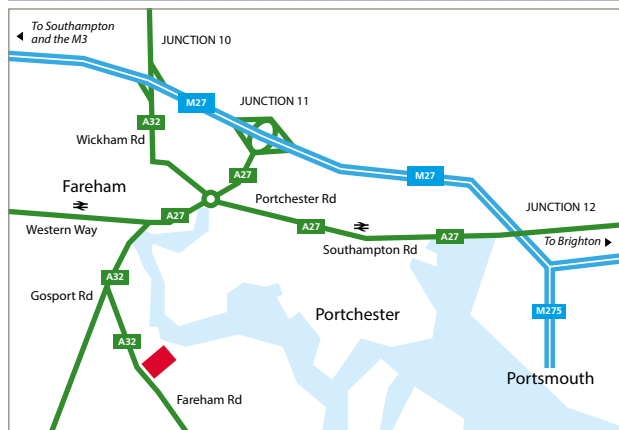
Journey times from
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Viewing

Strictly by appointment through joint sole agents:

Matthew Poppett

DDI: 02380 574512

M: 07971 824525

E: matt@hlp.co.uk

Andy Hellier

DDI: 01329 225744

M: 07930 661782

E: andy@hlp.co.uk

Elise Evans

M: 07703 393120

E: eevans@lsh.co.uk

George Cook

M: 07596 578707

E: gcook@lsh.co.uk



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