



Unit 5 Sopwith Park, Concorde Way, Fareham P015 5RT

TO LET

Detached, Modern Warehouse/Light
Industrial Unit with Secure Yard

20,770 Sq Ft
(1,930 Sq M)

DESCRIPTION

Unit 5 comprises a modern detached industrial/warehouse unit with large secure yard and is constructed on a steel portal frame with part brick, part micro rib profile metal sheet elevations under an insulated profile metal sheet roof.

Personnel access is via a dedicated reception atrium. Internally the unit has a large ground floor reception leading to the WC's and warehouse area and up to the 1st floor offices which will be open plan and refurbished.

- ✔ ***To be refurbished***
- ✔ **Secure concrete yard and block paviour car park**
- ✔ **7.75m eaves height; 6.90m haunch height**
- ✔ **Two 3.62m (w) x 4.41m (h) up and over loading doors**
- ✔ **Air conditioned offices**
- ✔ **Dedicated reception atrium**



LOCATION

Sopwith Park is accessed off Concorde Close from Concorde Way and is part of the Segensworth North Industrial Estate.

The motorway can be reached via Witherbed Lane and Segensworth Road which links with Segensworth Roundabout. The Segensworth Roundabout links with A27 and J9 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor warehouse and ancillary	17,393	1,616
First floor offices	3,377	314
Total	20,770	1,930

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

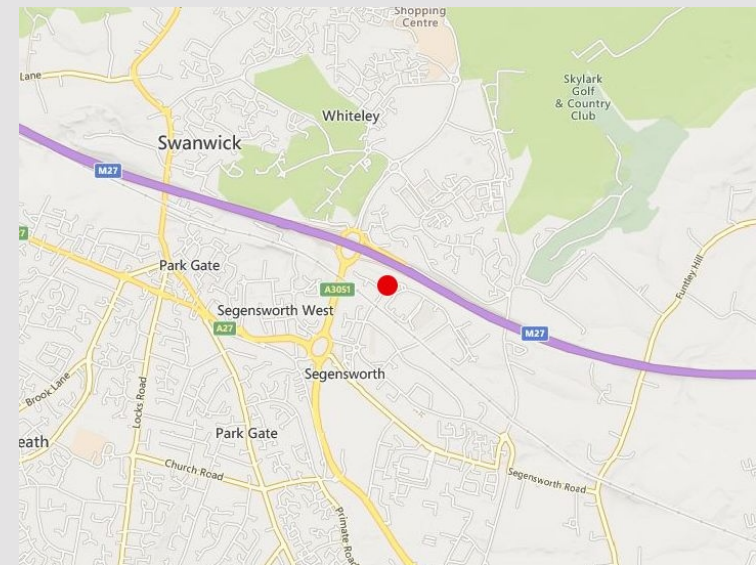
For business rating information please visit the Valuation Office Agency website www.gov.uk/find-business-rates

TERMS

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is C-85.



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Regulated by RICS 21-Feb-2023

VIEWING & FURTHER INFORMATION

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