



Unit 3 Sopwith Park, Concorde Close, Fareham P015 5RT

TO LET

Detached Warehouse/Light Industrial
Unit with Large Secure Yard

32,915 Sq Ft
(3,058 Sq M)

DESCRIPTION

Unit 3 is a modern detached industrial/warehouse unit with large secure yard. It is constructed on a steel portal frame with part brick, part micro rib profile metal sheet elevations under an insulated profile metal sheet roof with intermittent roof lights. Personnel access from the front block paved car park is via the full height tinted glazed curtain wall. Internally the unit has a large reception area leading to WCs and warehouse area or to the 1st floor offices which will be made open plan and refurbished to a high standard.

- ✔ ***To be refurbished***
- ✔ **Secure concrete yard 0.26 acre**
- ✔ **Block paved car park 0.41 acre**
- ✔ **8.72m eaves; 7.91m haunch; 9.39m ridge height**
- ✔ **Two 3.62m (w) x 4.41m (h) up and over loading doors**
- ✔ **First floor offices**



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
Warehouse and ground floor	30,524	2,836
First floor office	2,391	222
Total	32,915	3,058

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

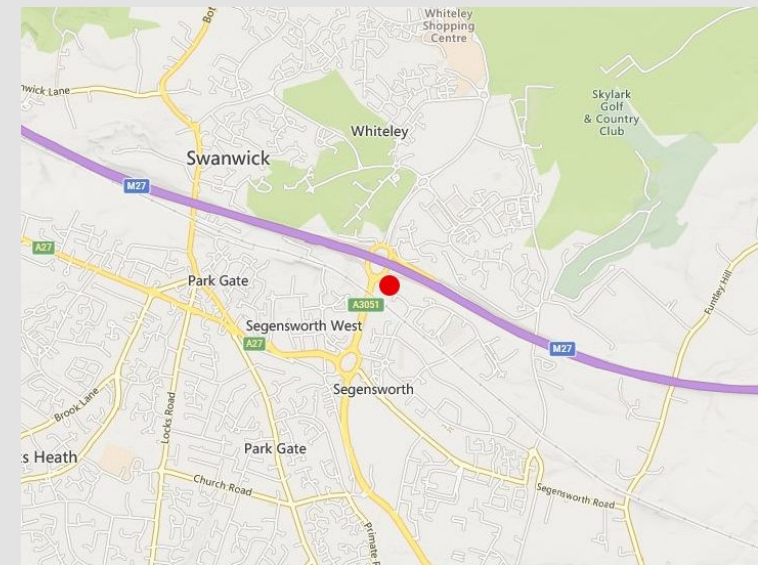
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

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-58.



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Regulated by RICS 22-Mar-2023

VIEWING & FURTHER INFORMATION

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