



21 Mitchell Close, Fareham P015 5SE

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**2,259 Sq Ft
(210 Sq M)**

DESCRIPTION

The Estate comprises 28 units ranging from 476 sq ft up to 5,000 sq ft. The properties are of steel portal frame construction with brick and blockwork cavity walls with profile metal cladding.

Unit 21 has a 3.5m high roller shutter door with a separate pedestrian entrance, 4m eaves height, gas powered warm air blowers, 3 phase electricity and gas supply.

- ✓ 4m min. eaves height
- ✓ Gas powered warm air blowers
- ✓ 3 phase electricity and gas supply
- ✓ Kitchenette and WC facilities
- ✓ Parking available
- ✓ Accessible location within 1 mile of J9, M27

LOCATION

The Mitchell Close Industrial Estate is situated off Brunel Way which is one of the main estate roads on Segensworth East. Segensworth is a modern and established industrial and distribution centre which has grown significantly due to its excellent access to the M27. Junction 9 of the M27 is within 1 mile.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	2,259	210

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

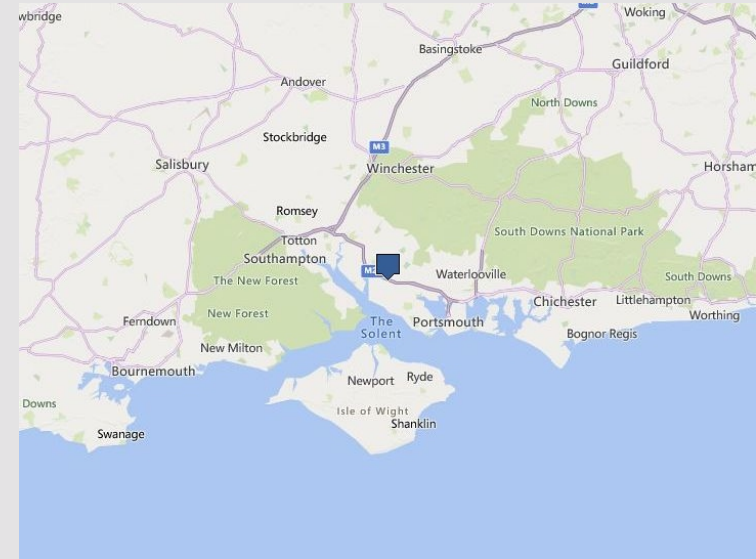
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A lease will be available by way of a new full repairing and insuring lease for a term to be agreed. Rent is on application.

EPC

The Energy Performance Asset Rating is C-72.



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Regulated by RICS 23-Apr-2024

VIEWING & FURTHER INFORMATION

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