

AVAILABLE FOR OCCUPATION SPRING 2025



TARGETING BREEM OUTSTANDING

FERNE PARK

5 Barnes Wallis Road | Fareham | PO15 5TT

TO LET PRIME URBAN WAREHOUSE / LOGISTICS UNITS

UNIT 1 17,667 SQ FT | UNIT 2 34,969 SQ FT | UNIT 3 54,052 SQ FT



FERNE PARK

The development will comprise 3 no. new Grade A light industrial / warehouse units with ancillary offices, car parking and service yards.



Grade-A Light Industrial/ Warehouse



Cat-A Office Accommodation



Targeting Net Zero Embodied Carbon



Targeting Bream 'Outstanding'



Targeting Epc 'A+' Rating



PV renewable energy



Flexible Use Classes (E, B2, B8)



Secure Service Yards



Portsmouth

M27

Arena
Space for you to perform

ELTA

TOOLSTATION

smi

APC
Greenprint

PFS

Parker MEGGITT

CooperVision

FERNE PARK

SCREWFIX

YODEL

coolers & CONDENSERS

A27

J9

Southampton (M3 to London)



56.9% in employment vs national average of 55.7%



7.7% employed in manufacturing vs national average of 7.3%

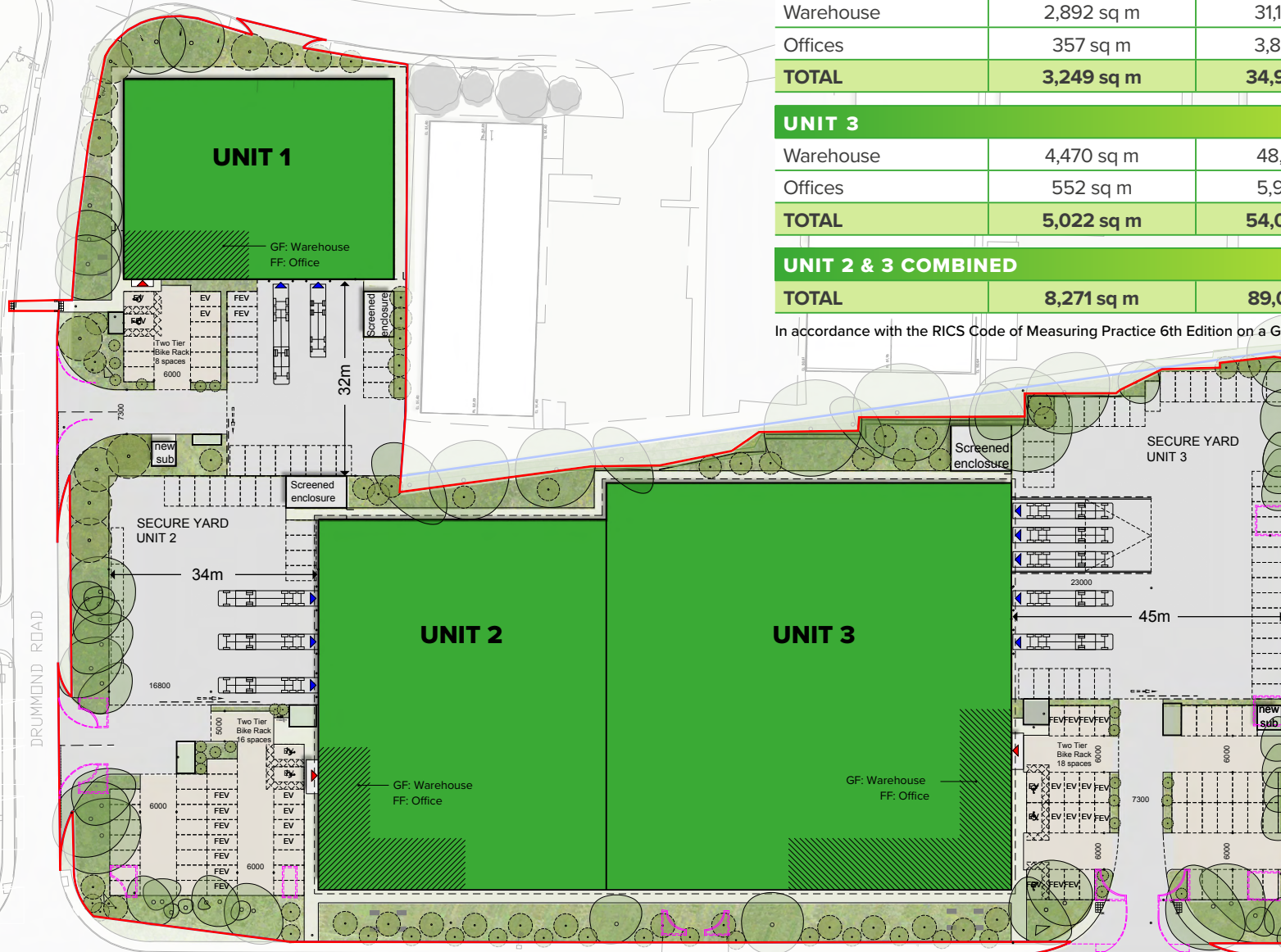


56,000 economically active



1.6 million residents within a 1 hour drive time

FERNE PARK



UNIT 1

Warehouse	1,469 sq m	15,805 sq ft
Offices	173 sq m	1,862 sq ft
TOTAL	1,642 sq m	17,667 sq ft

UNIT 2

Warehouse	2,892 sq m	31,127 sq ft
Offices	357 sq m	3,842 sq ft
TOTAL	3,249 sq m	34,969 sq ft

UNIT 3

Warehouse	4,470 sq m	48,111 sq ft
Offices	552 sq m	5,941 sq ft
TOTAL	5,022 sq m	54,052 sq ft

UNIT 2 & 3 COMBINED

TOTAL	8,271 sq m	89,021 sq ft
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In accordance with the RICS Code of Measuring Practice 6th Edition on a Gross External Area basis.

WORKS ON SITE HAVE COMMENCED, READY FOR OCCUPATION BY SPRING 2025

UNITONE

SPECIFICATION

FERNE PARK



Indicative CGI image

	Unit Size	17,667 sq ft (1,642 sq m)
	Car Parking	31 no. spaces + 2 no. disabled parking spaces
	Active EVCP bays	3 no.
	Passive EVCP bays	3 no.
	Cycle Stands	10 no. (covered / secure cycle storage)
	Yard Depth	32m (secure)
	Warehouse Height	10m u/s haunch
	Warehouse Slab Loadings	50kN/m2 to FM2 and AR2 ratings
	Level Loading Doors	2 no.
	WCS	3 no.
	Showers	1 no.
	Lifts	Yes
	Power	250 kVA



Indicative CGI image

UNIT TWO

SPECIFICATION

FERNE PARK



Indicative CGI image

	Unit Size	34,969 sq ft (3,249 sq m)
	Car Parking	51 no. spaces + 2 no. disabled parking spaces
	Active EVCP bays	6 no.
	Passive EVCP bays	7 no.
	Cycle Stands	18 no. (covered / secure cycle storage)
	Yard Depth	34.5m (secure)
	Warehouse Height	12m u/s haunch
	Warehouse Slab Loadings	50kN/m2 to FM2 and AR2 ratings
	Level Loading Doors	3 no.
	WCS	5 no.
	Showers	1 no.
	Lifts	Yes
	Power	450 kVA



Indicative CGI image















UNIT THREE

SPECIFICATION

FERNE PARK



Indicative CGI image

	Unit Size	54,052 sq ft (5,022 sq m)
	Car Parking	85 no. spaces + 2 no. disabled parking spaces
	Active EVCP bays	8 no.
	Passive EVCP bays	9 no.
	Cycle Stands	18 no. (covered / secure cycle storage)
	Yard Depth	45m (secure)
	Warehouse Height	12m u/s haunch
	Warehouse Slab Loadings	50kN/m2 to FM2 and AR2 ratings
	Level Loading Doors	2 no.
	Dock Level Loading Doors	3 no.
	WCS	5 no.
	Showers	1 no.
	Lifts	Yes
	Power	650 kVA





Indicative CGI image




LOCATION

Ferne Park is located on Segensworth Road within a few minutes drive time of Junction 9 of M27 motorway, allowing access to Eastleigh to the west and Portsmouth to the east which is approximately 12 miles away. Southampton International Airport at Eastleigh and Southampton Parkway railway station are both approximately 13 miles away.

 ROAD CONNECTIONS	DISTANCE
M27	1 mile
Dock Gate	10 miles
Southampton City Centre	10.3 miles
Portsmouth City Centre	11.6 miles
Junction 14 M3	11.6 miles
Southampton Parkway	13 miles
Junction 3 M27	14.5 miles
M25	63 miles
M40	76 miles
The Midlands	127 miles

 PORTS	DISTANCE
Southampton	11 miles
Portsmouth	12 miles
Avonmouth (Bristol)	111 miles
London Gateway (Essex)	113 miles

 AIRPORTS	DISTANCE
Southampton Airport	13 miles
Gatwick Airport	83 miles
Heathrow Airport	75 miles



SUSTAINABILITY FEATURES

Ferne Park has been designed with sustainability at the core of its development and operation. The scheme is targeting net zero embodied carbon and pursuing the highest possible 'Outstanding' BREEAM rating, which would place Ferne Park in the top 3% of BREEAM-accredited industrial developments nationally.



**Targeting BREEAM
'Outstanding'**



Targeting EPC A+



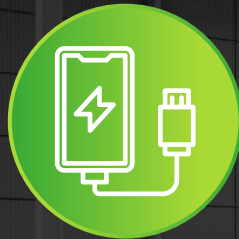
10% Roof Lights



**25% Biodiversity
Net Gain**



Enhanced U-values



EV Charging Points



LED Lighting



PV Renewable Energy

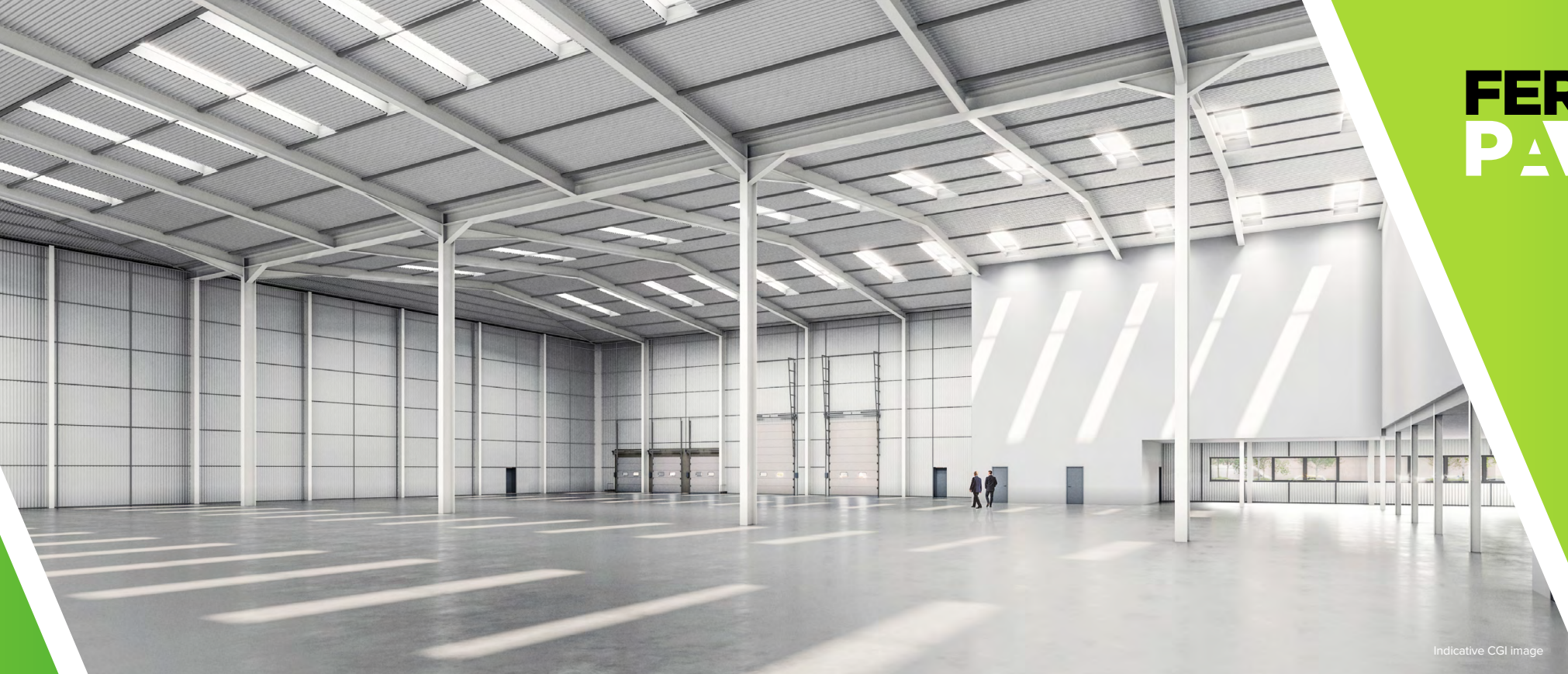


**Designed to be
Carbon Negative in
Operation**



**Targeting Net Zero
Embodied Carbon**

**FERNE
PARK**



Indicative CGI image

TENURE

Available on a leasehold basis on terms to be agreed.

AVAILABILITY

Units will be available for immediate occupation following practical completion which is due Spring 2025.

VAT

VAT is applicable at the prevailing rate.

CONTACTS

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