

Marketing Brochure

UNIT 3 - TO LET

**Kiln Acre Business Centre,
Wickham Road, Fareham, Hampshire, PO16 7JS**



Summary

Unit 3 Kiln Acre Business Centre offers multiple options / opportunities for usage such as Industrial, Warehouse, Distribution, Retail, Leisure, Office / Workshop. The building is constructed with a steel portal frame, block and brick cladding with double glazed windows throughout. The building has a modern insulated pitched steel and translucent panel roof.

Unit 3 is in an excellent location onto the Wickham Road offering excellent visibility, passing trade and marketing for your company.

Ground floor - 378.77 Sq M / 4077.05 Sq ft
First floor (Mezzanine) load bearing area above the office space.

Available From May 2024

If you have any questions or wish to view the premises, please contact us:

management@kilnacre.com

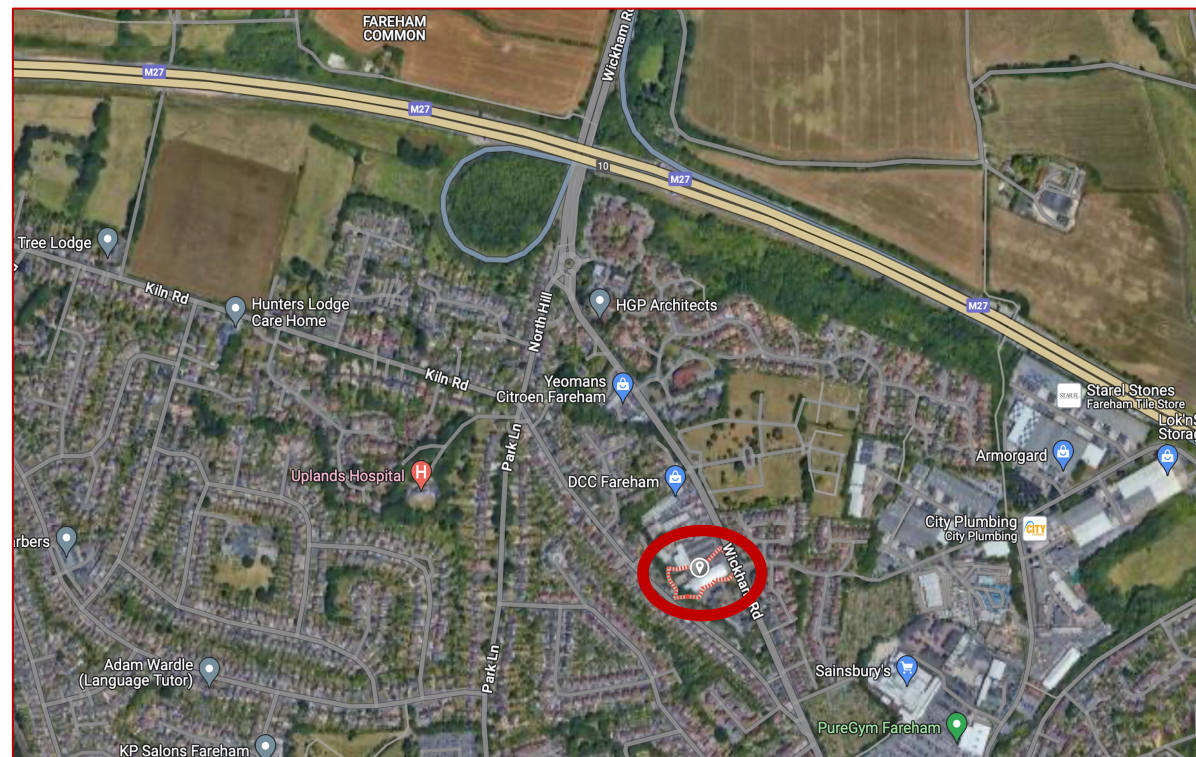
www.kilnacre.com

or call Kiln Acre Partnership on [07787512421](tel:07787512421)

Location

Kiln Acre Business Centre is ideally located, providing excellent accessibility to the M27, A32 and A27. Situated approximately half a mile North of Fareham Town Centre. Access is immediately onto Wickham Road and near to the Wellbourne villiage New development.

Unit 3 is in an excellent position on to Wickham Road offering excellent visibility, passing trade and marketing for your company.



Key Points

Ground floor - 378.77 Sq M / 4077.05 Sq ft

First floor (Mezzanine) load bearing area above the office space.

7.5 M Ridge

6 M Eaves / Haunch

Concrete Loading Apron door

1X Steel Sliding Door - 3.6 (w) x 3.6 (h) WC

Gas & 3 Phase Electricity

2 Personnel / customer door

UPVC Double Glazed windows & Doors EPC - C72

Floor Plan

Please note that all internal walls / Mezzanine can be altered according to your business requirements.

Rev	Reason	By	Date

KNIGHT
ARCHITECTURAL
DESIGN

K.A.D. Ltd
The Galahouse, Adcrosss Wood
7 Cobden Way
Sarisbury Green
Southampton
SO31 7AT
tel: 07825 346 479
t: 01489 660 194
e: info@k-a-d.co.uk

Client
KILN ACRE PARTNERSHIP

Project
KILN ACRE BUSINESS PARK
WICKHAM ROAD, FAREHAM

Drawing
LEASE PLAN

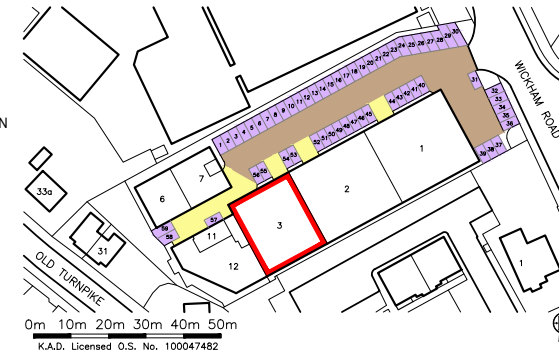
Scale
1:200@A4

Date
NOV 2015

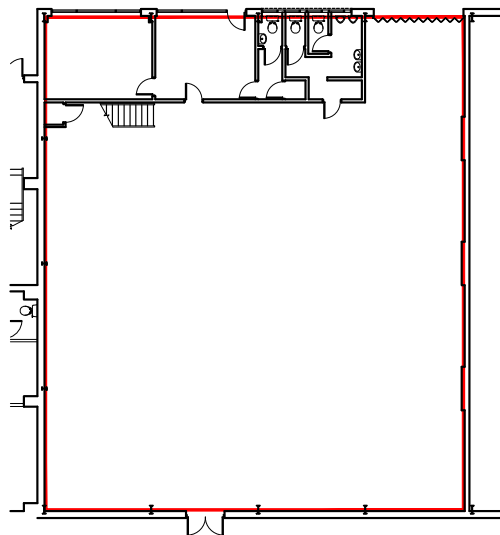
Project no.	Secondary	Body/Phase	Drawn	Rev
KAD	01	A	SK1	A

- Road Access
- Parking
- No Parking

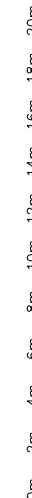
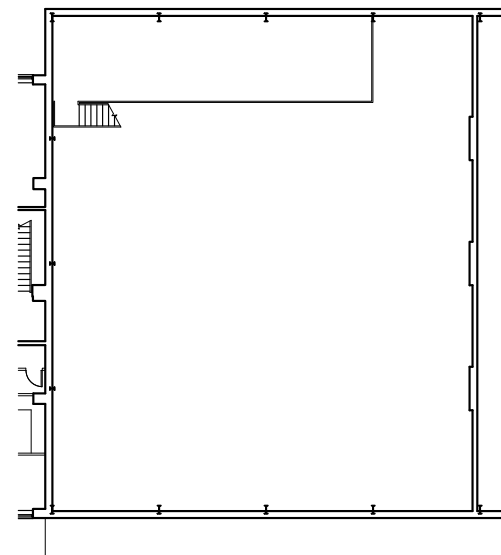
LOCATION PLAN
1:1250



GROUND FLOOR
378.77sqm/4077.05sqft



FIRST FLOOR



Kiln Acre – Unit 3 EPC

Energy Performance Certificate Non-Domestic Building



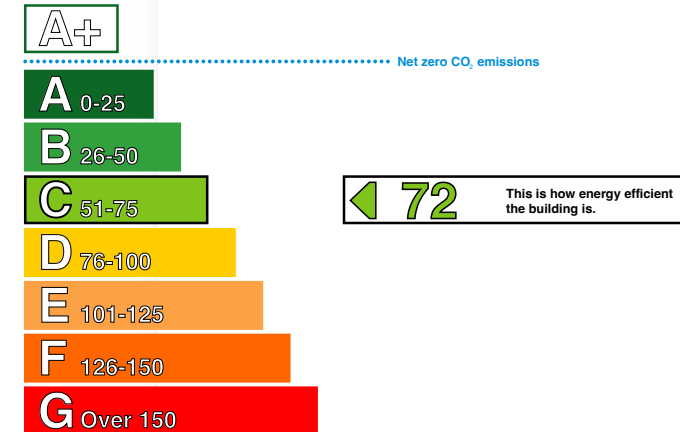
1 Kiln Acre
Wickham Road
FAREHAM
PO16 7JS

Certificate Reference Number:
0493-9159-4630-9800-3003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 534
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 31.29

Benchmarks

Buildings similar to this one could have ratings as follows:
44 If newly built
82 If typical of the existing stock