



**UNITS 4 & 5 PALMERSTON BUSINESS PARK, FAREHAM,
PO14 1DJ**

INDUSTRIAL / WAREHOUSE TO LET

1,645 TO 3,585 SQ FT (152.83 TO 333.06 SQ M)



Summary

Industrial Units to Let

Available Size	1,645 to 3,585 sq ft
Rent	£18,500 - £38,000 per annum
Rates Payable	£10,229.50 per annum
Rateable Value	£20,500
Car Parking	6 Parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

- Forecourt loading
- Roller shutter door
- 6 Parking spaces
- Internal offices & mezzaine
- Established industrial location
- 4.81m internal minimum eaves height



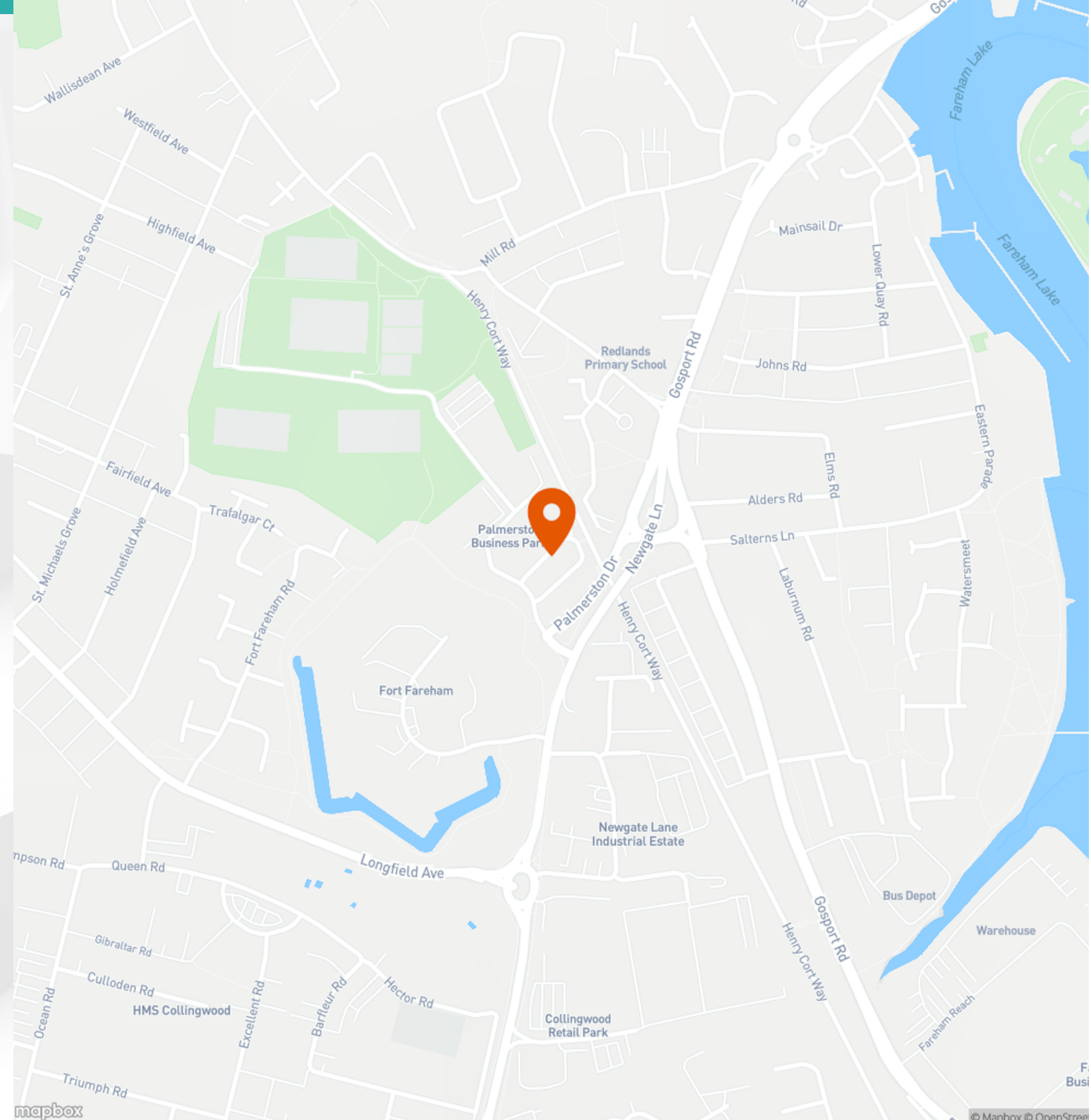
Location



Units 4 & 5 Palmerston Business Park, Newgate Lane, Fareham, PO14 1DJ

Palmerston Business Park is located approximately one mile south of Fareham town centre, providing excellent accessibility to both the A27 and M27.

Access is immediately off Newgate Lane located next to the bus rapid transport route and approximately one mile from Collingwood Retail Park, including Asda and Homebase.



Further Details

Description

A scheme of 28 industrial units in three terraces. Each unit is of steel portal frame construction with a mix of brick and steel profile cladding. Each unit benefits from a roller shutter door, personnel entrance, forecourt loading and car parking.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - 4	1,940	180.23
Unit - 5	1,645	152.83
Total	3,585	333.06

Viewings

Strictly by prior appointment with sole agents.

Terms

A new full repairing and insuring lease is available on terms to be agreed.

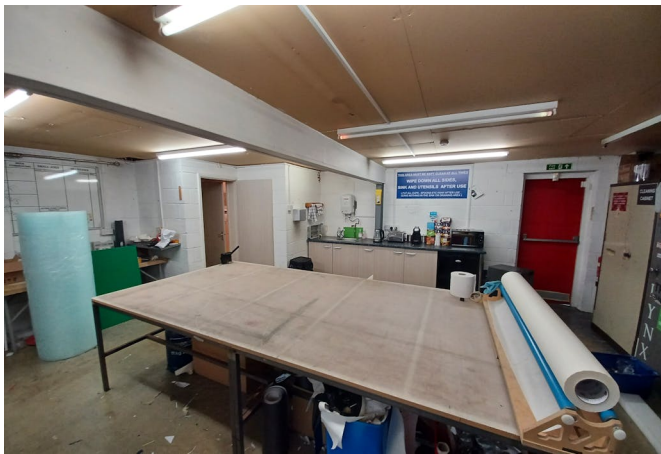
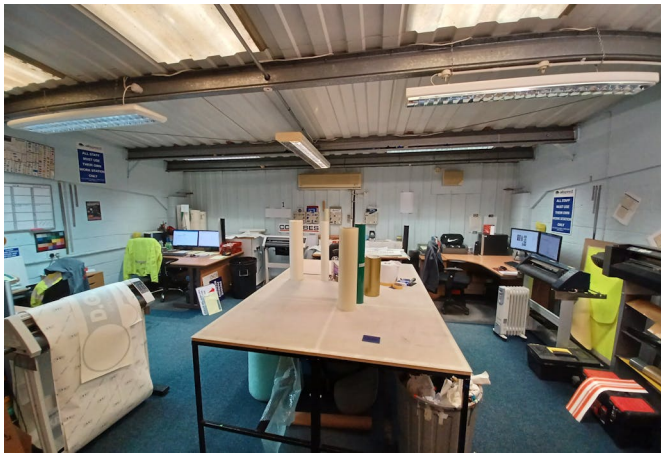
VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







Enquiries & Viewings



Oliver Hockley

ohockley@vailwilliams.com

07557 504952

**Vail
Williams**
View on our website