



FAREHAM **REACH**

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
UNDER REFURBISHMENT**



Unit 210

AVAILABLE JULY 2018

16,188 sq ft (1,504 sq m)



Typical example of a Hermes Real Estate refurbishment.

Features:

- New profile metal sheet roof
- Ample car parking
- Secure site / 24 hour security
- Eaves height: 3.97 metres

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

 **HELLIER
LANGSTON**
01329 220 111
02382 022 111
www.hlp.co.uk

**Lambert
Smith
Hampton**
023 8033 0041
01489 579 579
www.lsh.co.uk



FAREHAM REACH

Unit 210

Location

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

Description

The premises are refurbished with a new insulated profile metal sheet roof covering with day light panels. The elevations are clad in profile metal sheet with new electric roller shutter doors. The units are available individually or together.

The premises benefit from the following:

- Gas supply
- 3 phase power
- Painted concrete floor
- Single and disabled WC
- Secure site / 24 hour security
- Loading doors (3.77m x 4.49m)
- Ample car parking
- New insulated profile metal sheet roof
- New electric roller shutter doors

Accommodation

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

Total	16,188 sq ft	(1,504 sq m)
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Typical example of a Hermes Real Estate refurbishment.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

 Rent on application.

Energy Performance Certificate (EPC)

Unit 210: **C74**

Rateable Value

Unit 210: Estimated Rateable Value: **£90,000** (Currently under reassessment).

Source: www.2017.voa.gov.uk

Service Charge

 Upon Application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Typical example of a Hermes Real Estate refurbishment.



Aerial photograph of Fareham Reach Business Park looking south west.



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FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Airports

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

Rail

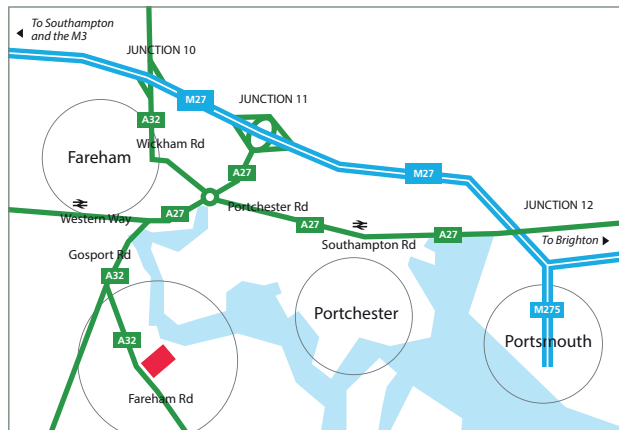
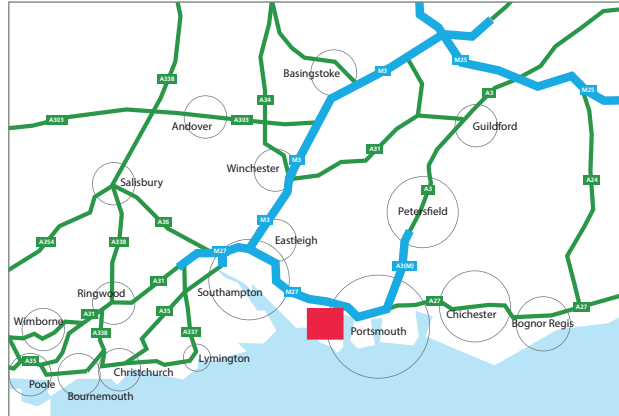
Journey times from
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Viewing

Strictly by appointment through joint sole agents:

Matthew Poplett

DDI: 02380 574512
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Guy Jackson

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