

SAPPHIRE HOUSE, 15 BARNES WALLIS ROAD, SEGENSWORTH, FAREHAM PO15 5TT



MODERN INDUSTRIAL BUILDING WITH YARD TO LET

KEY FEATURES

- Prominent detached building
- 56 car parking spaces
- Direct motorway link
- Fitted offices



23,555 sq.ft (2,188 sq.m) Gross Internal Area

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LOCATION

Sapphire House is located approximately 5 miles west of Portsmouth, 9 miles east of Southampton Dock and 13 miles from Southampton Airport. The property lies immediately south of Junction 9 of the M27 motorway. The M27 links directly into the M3 and A3(M) towards London.

Barnes Wallis Road is the main route serving Segensworth East and links to the A27 roundabout. The premises are on the north side of the road close to its junction with Brunel Way and has a prominent road frontage.

Occupiers within the immediate vicinity include Elta Fans, Meggitt Avionics, Nicholls & Clarke Glass and Lloyds Banking Group.

The property is located to the south of the recently regenerated Whiteley Shopping Centre and Solent Business Park which is an established office location with additional amenities including Lidl and two hotels.



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DESCRIPTION

Sapphire House is a detached industrial warehouse unit of steel portal frame construction with brick and profile cladding. The front section of the building has a two-storey office with featured glazed curtain wall and clad. The roof is of profile steel incorporating translucent light panels. The clear span warehouse area benefits from modern LED lights, mezzanine storage area two electric loading doors linking the rear yard area. The eaves height range is from 11 and 13 ft. The undercroft area has been partitioned to form offices, staff welfare area, canteen and toilet facilities.

The premises have good quality purpose-built office space arranged over two floors. The office sections are open plan with boardroom and cellular meeting room/offices. Features include suspended ceiling with integrated LED lighting, air conditioning, carpeting, double glazed windows and gas fired central heating.

There are 59 marked parking spaces and bike store.

To the north west corner of the site is a detached building of brick construction under a flat roof.

TENURE

New full repairing and insuring lease for a term to be agreed.

RENT

£7.50 per sq ft per annum exclusive.



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SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Production Warehouse Area	17,066	1,585.4
Two storey reception office space	2,810	261
Mezzanine storage	3,679	341.8
Total	23,555	2,188
Detached storage building	247	23

EPC

C(65).

Reference – 0420-0138-0889-5899-3092

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a Rateable Value of TBC. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this matter.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through sole agents.

CONTACT

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SUBJECT TO CONTRACT
October 2018

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