



**Lambert
Smith
Hampton**

01489 579 579

To Let

Industrial Property

Detached Industrial/Warehouse Unit with covered loading bay and secure yard

1000 Fareham Reach Business Park, Fareham Road, Gosport, PO13 0FP



- 88,928 Sq Ft (8,659.7 Sq M)
- Covered loading bay (22,604 Sq Ft)
- 3 dock levellers
- 26 parking spaces, secure yard



Lambert Smith Hampton

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1000 Fareham Reach Business Park, Fareham Road, Gosport, PO13 0FP

Location

Fareham Reach Business Park 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, approx 2 miles away.

Southampton Airport and Southampton Parkway mainline railway station are situated 8 miles to the northwest of Fareham.

Description

Unit 1000 is a detached steel portal frame building located on the east side of Fareham Reach Business Park. To the front of the unit is a development site with planning for a new Travis Perkins.

The unit has a minimum eaves height of 6.1m and a ridge height of 8.2m, covered loading bay with 3 dock levellers (electrically operated) and a single grade level loading door. There are offices situated on the ground and first floor, together with a large mezzanine storage area.

The current use is B8 warehousing however we consider the unit to be very suitable for B1c/B2 industrial/manufacturing use.

The premises benefit from the following specification:

- Close proximity to M27
- Detached self contained unit
- 3 electric dock levellers; 1 grade level loading door
- Fitted offices and kitchenette
- Covered loading bay
- Secure yard
- 26 parking spaces
- Adjacent detached store
- 24 hour site security
- Electric gate access

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

| Accommodation | Sq ft | Sq m |
|--------------------------------|---------|----------|
| Warehouse | 73,190 | 6,799.5 |
| Warehouse mezzanine | 10,746 | 998.3 |
| 1st floor offices | 1,204 | 111.8 |
| Mezzanine above dock levellers | 2,497 | 231.9 |
| Adjacent detached building | 1,291 | 518 |
| Covered loading bay | 22,604 | 2,099.9 |
| Total exc. covered loading bay | 88,928 | 8,659.7 |
| Total inc. covered loading bay | 111,532 | 10,361.6 |

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

Rateable Value - £332,500

Rating Assessment Service - www.voa.gov.uk

Uniform Business Rate is £0.48p (2018/2019)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

The unit is available by way of a sub lease or assignment on a lease until 31st December 2025. Full details on request.

Rent

Available on application

Service Charge

The tenant will be responsible for their portion of the communal Estates charge.

EPC

The Energy Performance Asset rating is D 84

Joint Agent

Philip Holmes, Vail Williams

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Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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1000 Fareham Reach Business Park, Fareham Road, Gosport, PO13 0FP

Covered Loading Bay



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Warehouse



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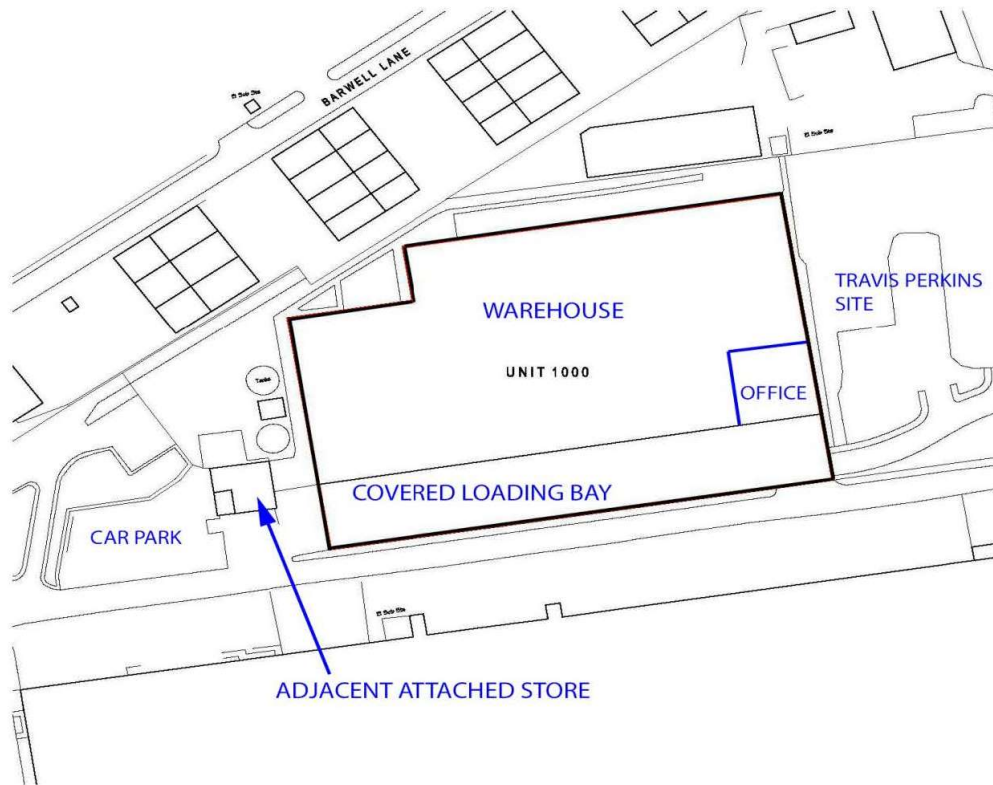


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April 2018



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