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Industrial Warehouse Premises

36 Brunel Way

Segensworth, Fareham, PO15 5SA

Industrial / Warehouse

TO LET / FOR SALE

74,891 sq ft

(6,957.60 sq m)

- Strategic location (J9, M27)
- Large yard
- Covered loading area
- Office space
- Car parking (77 spaces)
- Electric car charging points

Expert property advice delivering competitive advantage

36 Brunel Way, Segensworth, Fareham, PO15 5SA

Summary

Available Size	74,891 sq ft
Business Rates	Upon Enquiry
EPC Rating	D (78)

Location

Segensworth Industrial Estate is a strategic South Coast distribution and industrial location in the heart of the M27 corridor, approximately 8km (5 miles) north west of Portsmouth, 16km (10 miles) east of Southampton.

The M27 motorway provides access to the national motorway network via the M3 motorway approximately 15km (9 miles) to the west and to the A3(M) motorway, approximately 18km (11 miles) to the east. 36 Brunel Way is approximately 1.77km (1.1 miles) from Junction 9, M27.

Description

36 Brunel Way is a self-contained triple bay warehouse /industrial unit which benefits from 3 phase electric and mains utilities, roller shutter doors, max. eaves height of 6.03m, electric charging point, covered loading area, a secure yard and 77 car parking spaces. There is single storey office accommodation to the front of the building, with a corridor connecting the office space to the warehouse area. Additional office space has been created in part of the warehouse area. The site may suit an owner occupier or is potentially a redevelopment opportunity.

Accommodation

The accommodation comprises the following:-

Name	Sq ft	Sq m
G - Front Office	4,449	413.33
G - Warehouse Bay 1	18,647	1,732.36
G - Warehouse Bay 2 (incl. mezz/offices)	28,646	2,661.30
G - Warehouse Bay 3 (incl. mezz)	23,149	2,150.61
Total	74,891	6,957.60

Terms

Available on a new lease of the whole at a commencing rent of £6.75 psf.

Alternatively our clients long-leasehold interest (77 years unexpired) is available for £4.4 million.

Viewings

Strictly by appointment through the joint sole agents.

Legal Costs

Each party to be responsible for their own legal costs.

Joint Agents - Philip Marsh Collins Deung

Philip Marsh

Tel: 01494 683642

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Viewing & Further Information

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