

UNIT 240 ORDNANCE BUSINESS PARK,  
GOSPORT, PO13 0FG



## MODERN LIGHT INDUSTRIAL UNIT TO LET

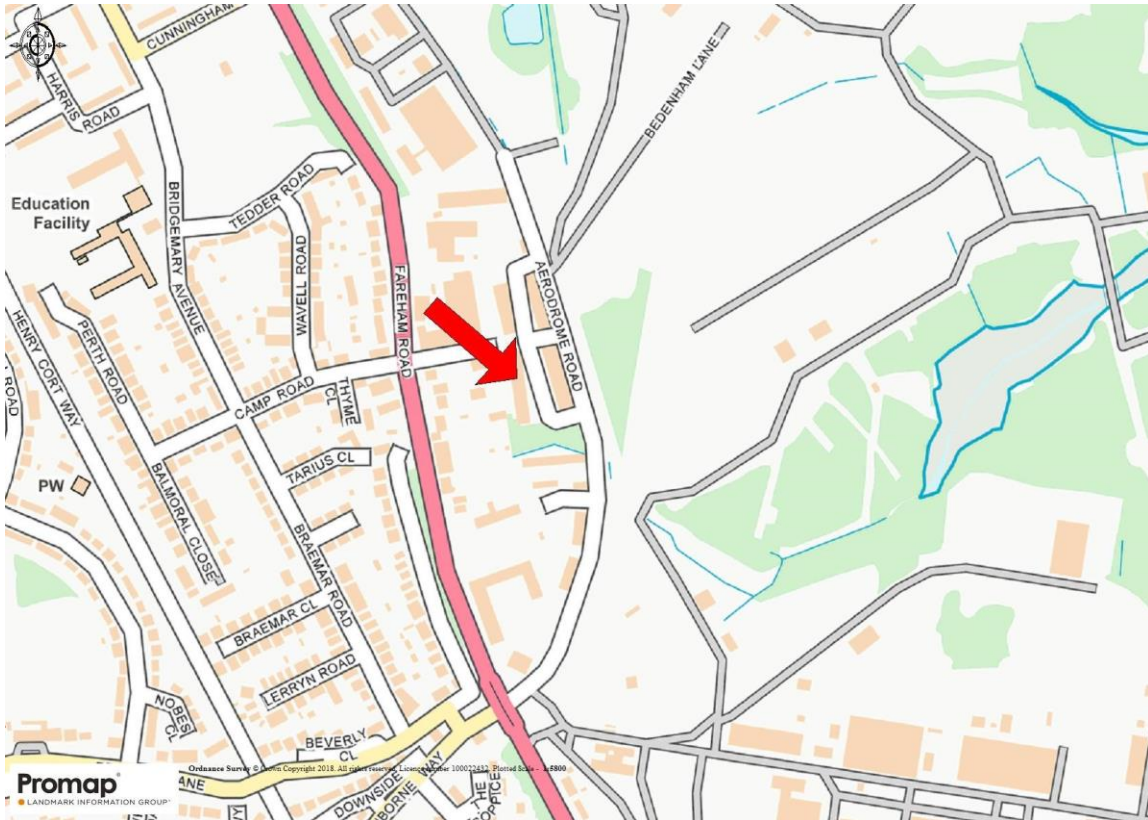


**2,185 sq.ft (203.01 sq.m)**

### KEY FEATURES

- Minimum eaves height 6.7m
- CAT II Lighting
- First floor offices
- Parking and loading facilities
- Recently refurbished

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## LOCATION

Ordnance Business Park is located on the western side of Aerodrome Road, which connects with the Fareham Road (A32), the main road between Fareham and Gosport.

To the north of Fareham, access is available onto the M27 via Junction 11 with Southampton to the west and Portsmouth to the east.



## SCHEDULE OF AREAS

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground floor	1,718	159.59
First floor office	467	43.42
<b>Total Gross Internal Area (approx.)</b>	<b>2,185</b>	<b>203.01</b>

## DESCRIPTION

The premises comprise a mid-terrace warehouse / industrial unit of steel portal frame construction with low-level brick block work elevations under a slated profile steel clad roof.

Internally, the building benefits from ground floor workshop space, with first floor offices currently fitted with electric heating, double glazing, perimeter trunking, suspended ceiling and CAT II lighting.

The workshop space benefits from having a manual roller shutter loading door.

## SPECIFICATION

- Loading area
- Minimum eaves height 6.7m
- Loading door: 4.88m (h) x 4.06m (w)
- Three phase electricity
- Gas
- Cat II lighting
- WC facilities
- First floor offices
- Kitchenette
- 4 car parking spaces

## RENT

£18,572 per annum exclusive.

## TENURE

The premises are available by way of a new full repairing and insuring lease.

## VAT

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

## SERVICE CHARGE

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping, and management fees.

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £15,000.

However, we would advise an interested party to confirm the accuracy of this information.

## EPC

Energy Performance Rating: E-117  
Reference Number: 0493-9186-9130-9600-9303.

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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.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through the joint sole agents below.

### Vail Williams LLP

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**Subject to Contract**  
**April 2018**

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