

8 Sharlands Road, Newgate Lane Industrial Estate, Fareham PO14 1RD **Open Storage Site**



KEY FEATURES

Approx. 0.25 acres

Secure Fenced Site

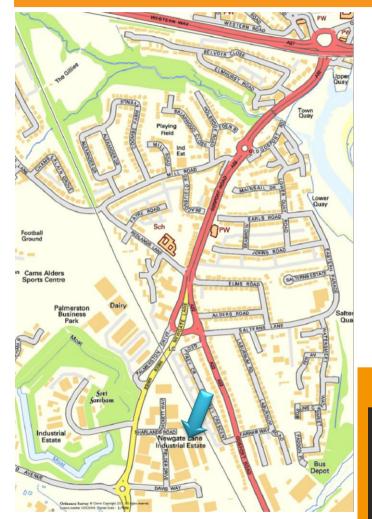
£17,000 per annum

Call us on: 01329 220 111 Visit: www.hlp.co.uk

Hellier Langston Ground Floor, E1 Fareham Heights Standard Way Fareham PO16 8XT

TO LET

Open Storage Site



Location

Sharlands Road forms part of the established Newgate Lane Industrial Estate located just to the south of Fareham town centre and within two miles of the M27 Junction 11 (Fareham Central). There is mainly dual carriageway access to the M27 at Junction 11, Fareham Central, within two miles.

Description

The site comprises a secure fenced, surfaced yard of approximately 0.25 acre. The site has been predominantly used in the past for the storage of motor vehicles, but would be suitable for a number of storage uses (subject to landlord's consent).

There are currently a number of small buildings on the site which could be retained or removed.

Terms

The premises are available by way of a sub-lease or assignment of the current lease expiring 30th June 2020.

Alternatively a longer lease could be available with the landlord.

Rent

£17,000 per annum exclusive.

Legal Costs

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

Viewing

Strictly by appointment through sole agents Hellier Langston.



Property Misdescriptions Act 1991 – Services & Planning

We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be cored neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Hellier Langston has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.