

To Let

Industrial Property

Distribution / Warehouse unit

Radial 27, 11 Barnes Wallis Road Segensworth, Fareham PO15 5TT



- 71,160 Sq Ft (6,610.93 Sq M)
- Min. eaves height 9m
- 4 dock loaders with levellers
- * TO BE REFURBISHED*



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Location

The property is situated at the established Segensworth Industrial Estate, one of the most recognised industrial and distribution locations in the M27 corridor, approximately 4 miles west of Fareham Town Centre.

The property is prominently situated on the north side of Barnes Wallis Road, which connects directly with the Southampton dual carriageway link, providing access to Junction 9 of the M27 motorway, less than 1 mile to the north.

Segensworth Industrial Estate has attracted a number of significant occupiers including Lloyds Banking Group, Scottish and Southern Energy, UKMail, Coopervision, Telsis, MacFarlane Group and Crown Records Management.

Description

The property was built in 1990 and comprises a self-contained, double bay distribution warehouse. The unit is of steel portal frame construction with part brick and part metal profile clad elevations supporting a pitched metal clad roof.

The unit provides two storey office accommodation situated at the front of the building. Externally there is parking at both east and west entrances. The total site area is 3.97 acres. To the north is a separate car park of 0.97 acres.

The property benefits from the following specification:

- Min. eaves height 9m / ridge height 10.07m
- 40kN/sq m floor loading
- 4 dock loaders with levellers
- 2 electric up and over loading doors (3.57m wide x 4.41m high)
- 0.97 acre car park

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:

Description	SQ FT	SQ M
Ground Floor Warehouse	61,176	5,683.39
Ground Floor Offices	5,064	470.46
First Floor Offices	4,920	457.08
TOTAL	71,160	6,610.93

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 - £432,500

Rating Assessment Source - www.2017.voa.gov.uk

Uniform Business Rate is £0.479p (2017/2018)

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

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£605,000 per annum exclusive of VAT, business rates and any other occupational costs.

Additional car parking - rent available on request.

EPC

Available on application.

Joint Agent

Matt Poppett, Hellier Langston 023 8202 2111

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Robin Dickens
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Internal Warehouse



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Rear Service Yard



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Location Map

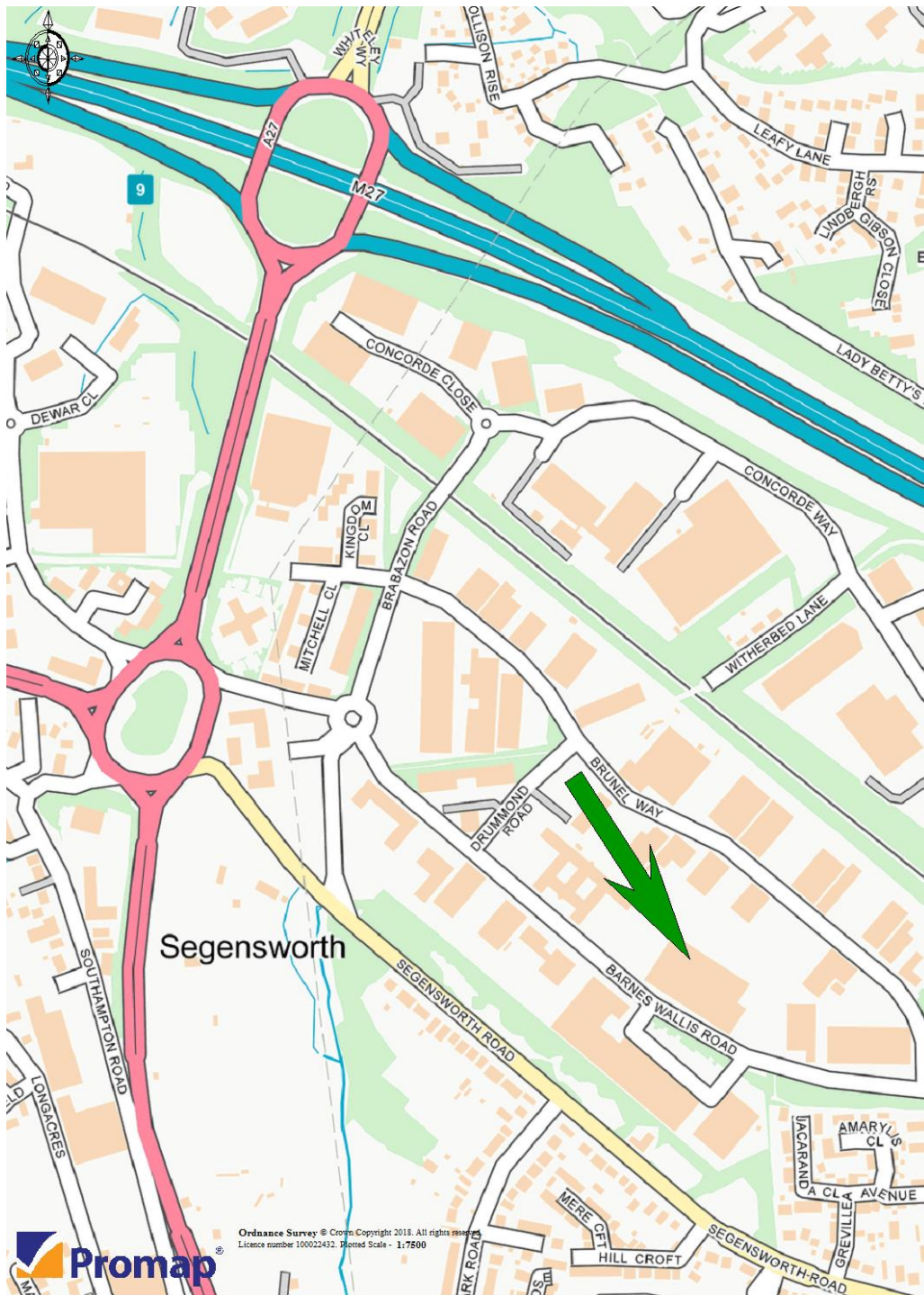


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February 2018

**Lambert
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Hampton**

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