

20 Davis Way

NEWGATE LANE, FAREHAM, PO14 1AR

realest

TO LET SHORT TERM

Land & Buildings Situated on a Secure Site

Established Industrial/Trade Area

224,156 ft²

Description

The Property comprises a mix of buildings ranging in size, age, specification and use along with substantial open storage areas. There are two accesses to this secure site.
Essentially, the Property comprises a large manufacturing complex with associated infrastructure to provide a self contained site. The property can be let in part or as a whole.



Accommodation

Building	Description	Sq Ft (GIA)
A	1960's north light facing factory, the building has numerous roller shutter doors and internal staff facilities, there is the opportunity to split if required.	114,768
B	Modern assembly building dating from circa 2015. 5.9m eaves, dock loading access .	31,130
C	Modern portal frame industrial building with roller shutter door and WC Facilities.	9,616
D	Older style but reasonable quality portal frame industrial unit	12,120
	TOTAL (GIA)	**167,634**

Yard	Description	Acres (GEA)
Open Storage	Various open storage plots available.	2.46
	TOTAL (GIA)	**2.46**

Building A





Building B





Building C





Building D





Examples of Open Storage Spaces





Location

The property is situated 2 miles south of Fareham Town Centre on the east side of Newgate Lane (B3385) a busy traffic route leading to retail parks/local industrial estates, HMS Collingwood Naval Base and beyond to Lee on Solent/Gosport Peninsular. There is significant commercial activity in the area with a wide range of retailers, food supermarkets, food drive-thrus, trade counter users and local and national companies in manufacturing/logistics.

Terms

The site is available on a new short term lease, length by negotiation, the sub-lease is to be excluded from the L&T Act 1954 and there will be no automatic rights to renew beyond the agreed term. Rent on application.

Business Rates

The rateable value of the property from April 2023 is £875,000. All enquiries to Fareham Borough Council.

Destinations	Miles
M27 J10	2.2
Portsmouth Continental Port	8.3
Port of Southampton	0.5
Southampton Airport & Airport Parkway Railway Station	17.1



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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