

Unit 3 Logistics City

FULCRUM 6, SOLENT WAY, WHITELEY, FAREHAM, PO15 7QQ

realest

TO LET

Detached Modern Warehouse with Loading Apron and Allocated Parking

Prime Logistics Location Close to Amenities

8,665 ft² (805 m²)

Description

Unit 3 Logistics City was originally constructed in 2020 and built with responsible sourcing of materials achieving a BREEAM 'Very Good' rating. The unit comprises a detached modern warehouse of steel portal frame construction in an enclosed estate of just three units covering approximately 3.33 acres. Unit 1 is occupied by Marion Freight and Unit 2 is occupied by Trimline.

Specification

- **TO BE FULLY REFURBISHED**
- 8m Eaves Height, 7m Haunch Height
- Electric Level Loading Door – 4.0 m x 4.5m
- 37.5 kN/m^2 Floor Loading
- Electric Loading: 90 kVA
- 3 Phase Electricity
- Concrete Loading Apron
- First Floor Fitted Offices
- 4 x Electric Vehicle Charging Points
- Allocated Parking
- Sustainable Transport Solutions including Cycle Storage
- 6 Person 500 kg Lift
- Ground & First Floor WCs
- The current EPC rating is A



Floor Area	Sq Ft	Sq M
Ground Floor	6,684	621
First Floor	1,981	184
TOTAL (GEA)	**8,665**	**805**





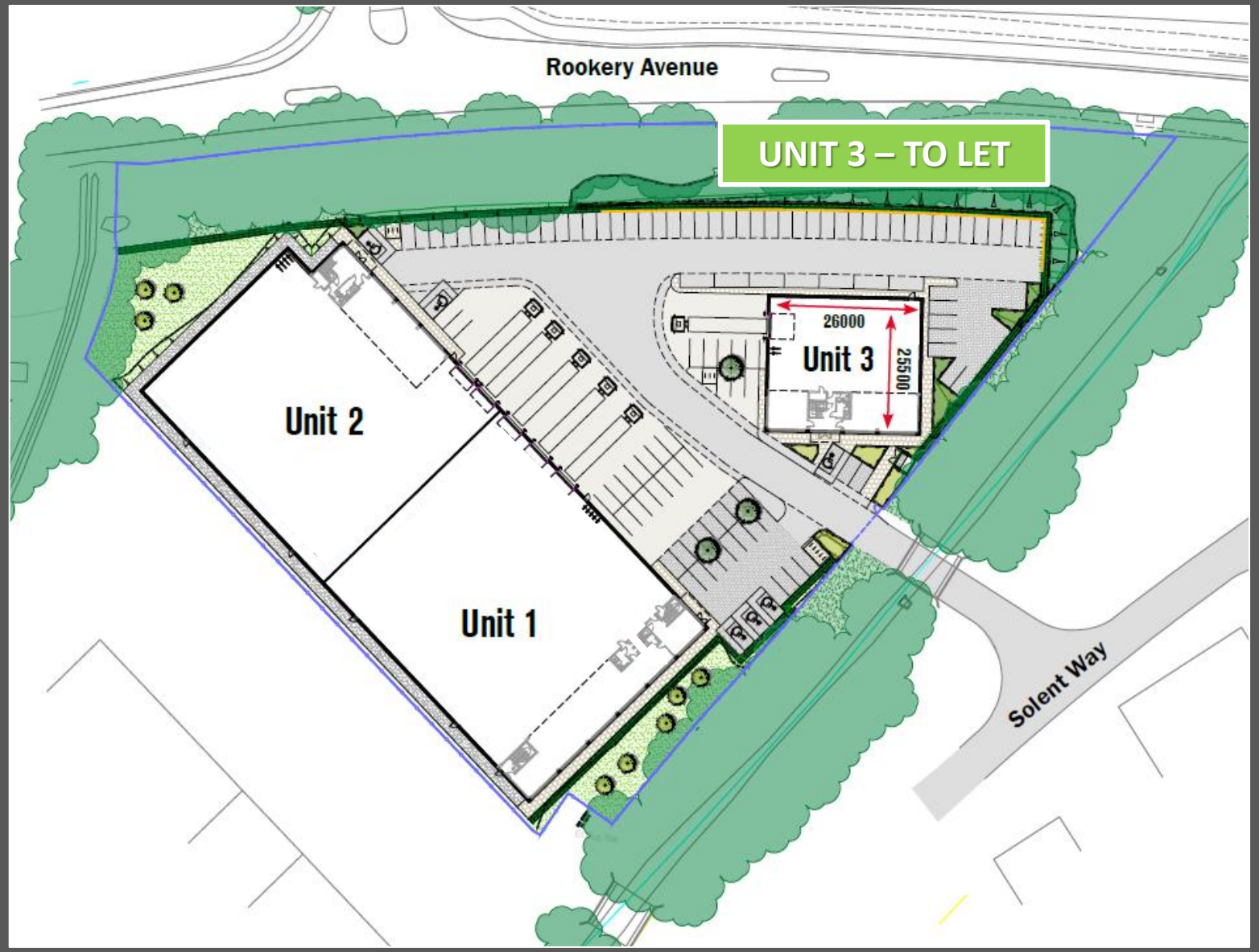











Rookery Avenue
UNIT 3 – TO LET
Unit 2
Unit 1
26000
Unit 3
25500
Solent Way

Location

Logistics City is situated within the newest business district of Solent Business Park and set within the mature wooded environment of Fulcrum, providing a pleasant environment with excellent access to Junction 9, M27. There are a number of established and recognised trade and logistics operators located near the subject property. These include Lidl, HSBC, FedEx, Edale Ltd, Grapefruit Graphics, and the Tyre Shop. The property is close to amenities, hotel, pub and retail.

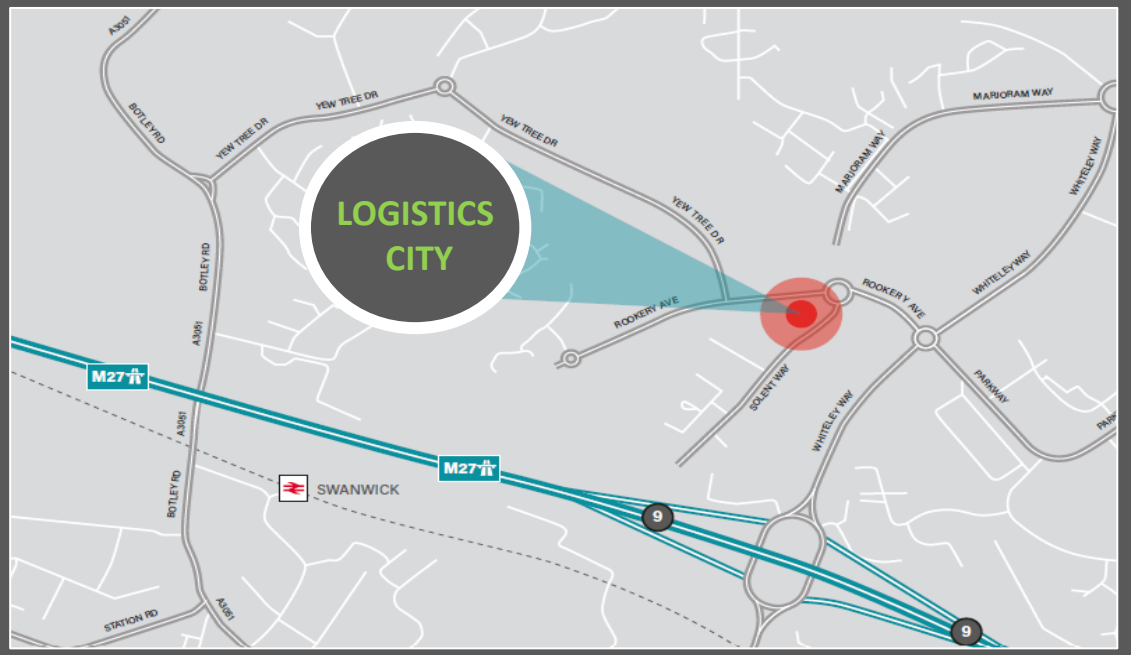
Terms

The property is available on a new lease, at a rent of £15.00 psf pax and terms by negotiation.

Business Rates

The Rateable Value from April 2026 is £112,000 (https://www.gov.uk/correct-your-business-rates). All enquiries to Winchester City Council.

Destinations	Miles
Junction 9, M27	0.5
Southampton	9.0
Port of Southampton	10.5
Portsmouth	11.0
Port of Portsmouth	10.6
M3	9.6
A3(M)	12.0
Southampton Airport	10.0



Unit 3 Logistics City, Fulcrum 6, Solent Way, Whiteley, Fareham **SAT NAV: PO15 7QQ**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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