

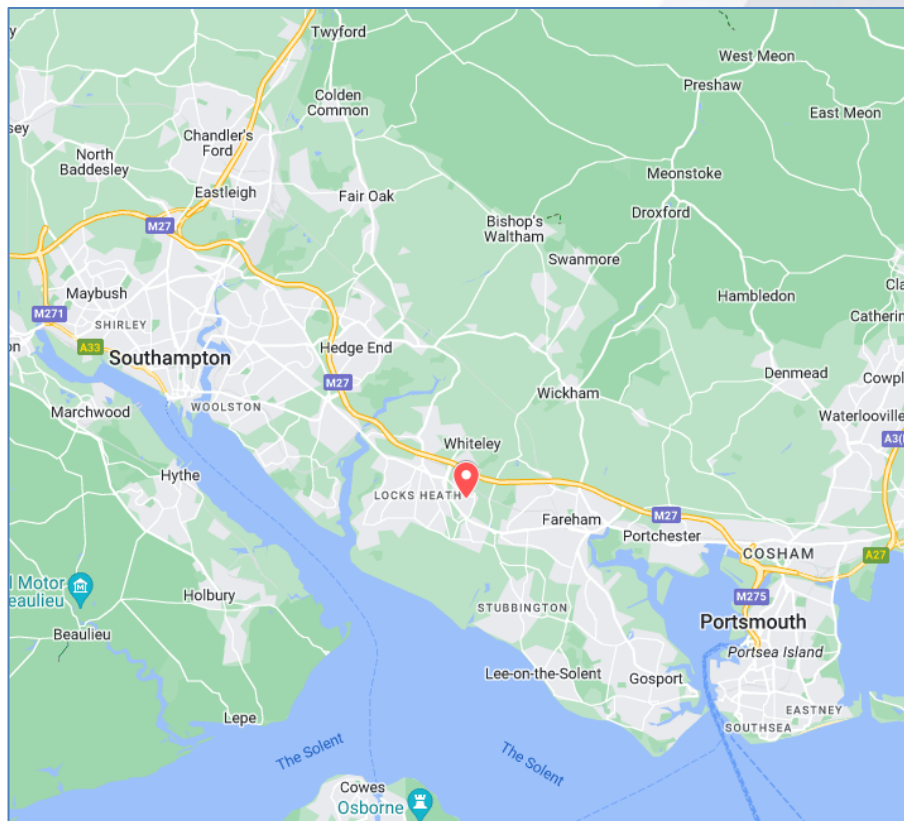
TO LET 16,459 SQ FT WAREHOUSE/INDUSTRIAL UNIT

**Unit 4 Matrix Park, Talbot Road,
Segensworth, Fareham PO15 5AP**



KEY HIGHLIGHTS

- **Modern warehouse unit**
- **7.0m clear internal height**
- **Secure estate**
- **Electrically operated loading door**
- **Fully fitted office space**
- **Private yard area**



For more information please contact:

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TO LET

16,459 SQ FT WAREHOUSE/INDUSTRIAL UNIT

Unit 4 Matrix Park, Talbot Road, Segensworth, Fareham PO15 5AP

DESCRIPTION

The unit comprises a 16,459 sq ft industrial unit offering 13,724 sq ft of warehouse and 2,735 of office space spread across ground and first floors.

The warehouse benefits from 7.0m eaves, an electric loading door and 3-phase electricity, whilst the office spec includes suspended ceilings, raised access flooring and shower/WC facilities.

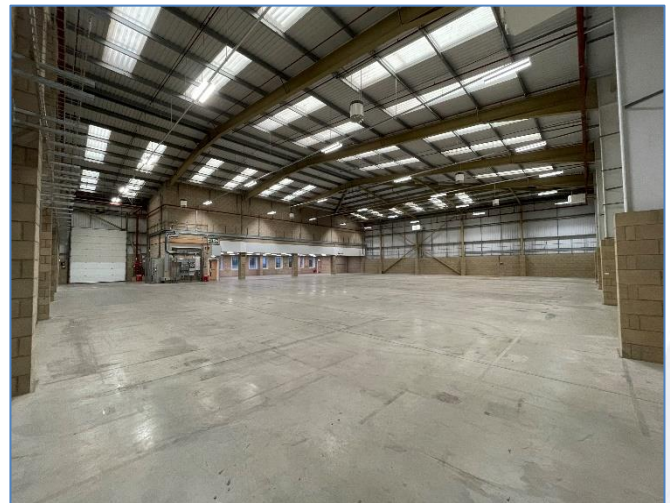
Further details available on request.

LOCATION

The property is located on Matrix Park, an industrial estate situated to the West of Fareham.

The property is in close proximity M27 Junction 9 (1.6 miles), which provides quick access to Southampton and Portsmouth, as well as wider transport links. National Rail services are available at Swanwick Railway station which is located 1.9 miles away.

INTERNAL



EPC

Available on request.

VAT

All prices and outgoings are exclusive of but may be liable for VAT.

LEGAL COST

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

TERMS

Property is available by way of sub-lease or assignment. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

TRANSPORT	DISTANCE	DRIVE TIME
M27 (J9)	1.6 miles	6 minutes
Swanwick Railway Station	1.9 miles	6 minutes
Southampton	10 miles	20 minutes
M3 (J14)	11.1 miles	16 minutes
Portsmouth	12 miles	18 minutes
A3 (J5)	12.9 miles	16 minutes

Source: Google Maps

RATEABLE VALUE

The current rateable value for the property is £152,000 within the 2024 rating list.

BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Warehouse	1,275	13,724
Offices	254	2,735
TOTAL	1,529	16,459

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