

UNIT 410 / TO LET

13,299 SQ FT

INDUSTRIAL / WAREHOUSE UNIT

(1,235.50 SQ M)



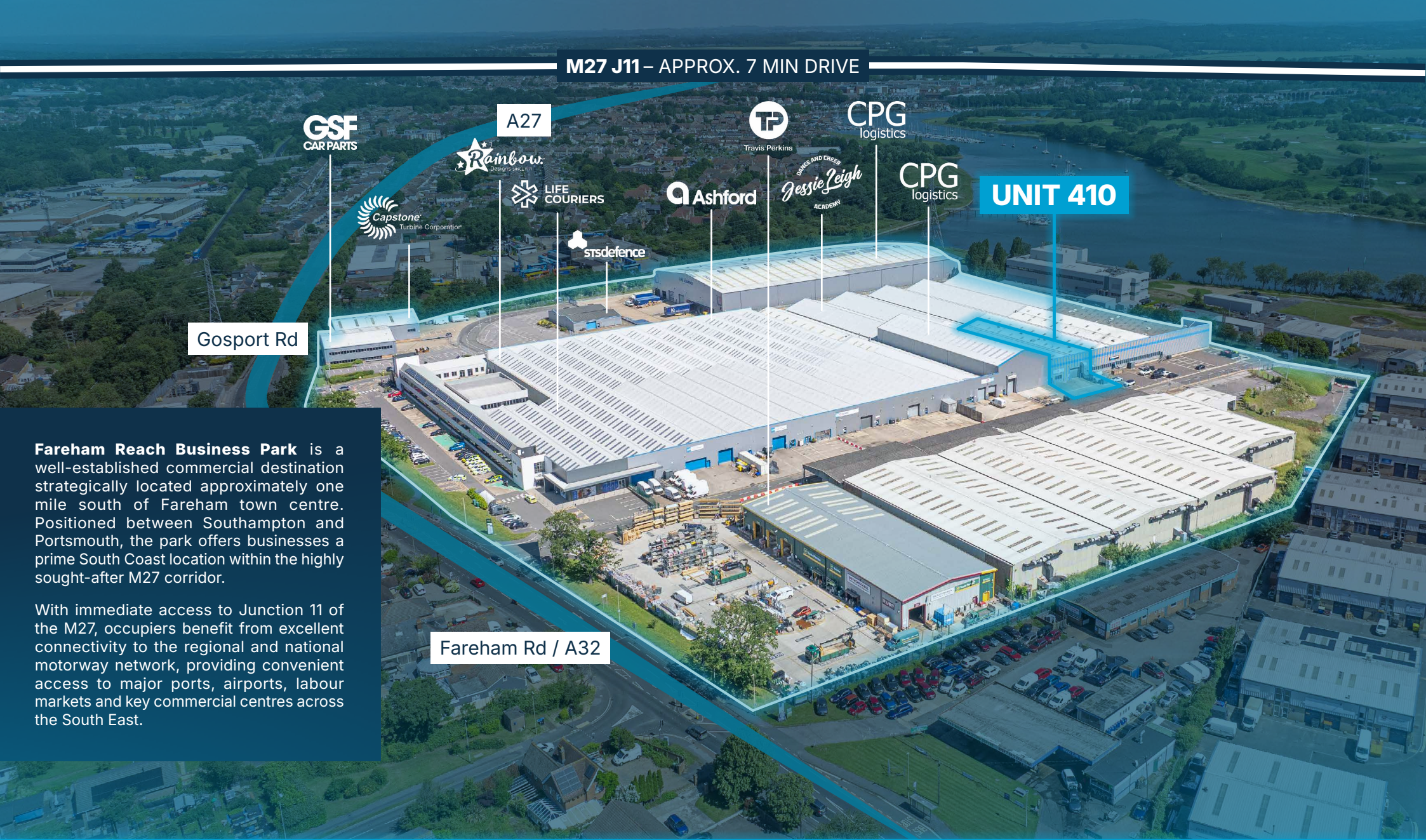
FULLY REFURBISHED

READY FOR OCCUPATION

Unit 410, Fareham Reach Business Park,
Fareham Road, Gosport PO13 0FW

farehamreach.co.uk

M27 J11 – APPROX. 7 MIN DRIVE



Fareham Reach Business Park is a well-established commercial destination strategically located approximately one mile south of Fareham town centre. Positioned between Southampton and Portsmouth, the park offers businesses a prime South Coast location within the highly sought-after M27 corridor.

With immediate access to Junction 11 of the M27, occupiers benefit from excellent connectivity to the regional and national motorway network, providing convenient access to major ports, airports, labour markets and key commercial centres across the South East.

M27 Junction 11
2 miles / 5 mins



A3(M)
8 miles / 10 mins



Portsmouth International Port
10 miles / 20 mins



Port of Southampton
16 miles / 25 mins



Southampton Airport
16 miles / 25 mins



Central London
78 miles / 1 hr 40 mins

UNIT 410

The unit comprises a mid terrace steel portal frame clear span industrial warehouse unit with profile metal sheet elevations and roof. Access to the warehouse is via a roller shutter door or personal door to the open plan air-conditioned office.

Externally the unit has 14 car parking spaces and concrete forecourt loading.

Warehouse



INSULATED PROFILE
METAL SHEET ROOF



SINGLE LOADING DOOR
- 4.50M W BY 3.80M H



EAVES HEIGHT
- 4.88M



GAS SUPPLY



3-PHASE POWER



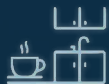
WAREHOUSE
LED LIGHTING



PAINTED CONCRETE
FLOOR



WCS



KITCHEN



LOCKER ROOM



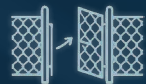
14 CAR PARKING
SPACES



ONSITE SECURITY
(MON-FRI 08:00-16:30)



24 HOUR SITE
CCTV COVERAGE



PERIMETER FENCING WITH
GATED ENTRANCES

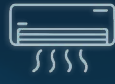
Offices



OPEN PLAN



SUSPENDED CEILING
LED LIGHTING



AIR
CONDITIONING



PERIMETER
TRUNKING



CARPETS

Schedule of Accommodation

The property has been measured on a GIA basis.

	SQ FT	SQ M
Warehouse and ancillary areas	12,665	1,176.60
Office	634	58.90
TOTAL GIA	13,299	1,235.50



Unit 410

Total Area:

13,299 SQ FT
(1,235.50 SQ M)

EXCEPTIONAL CONNECTIVITY

Towns | Distance from Fareham Reach Business Park:

Portsmouth	10 miles	20 mins
Southampton	16 miles	25 mins
Winchester	26 miles	30 mins
Basingstoke	45 miles	50 mins
Bournemouth	48 miles	55 mins
Brighton	55 miles	1 hr 15 mins
London	78 miles	1 hr 40 mins

Ports | Distance to major ports:

Portsmouth	10 miles	20 mins
Southampton	16 miles	25 mins
Poole	52 miles	1 hr

Airports | Distance from Fareham Reach Business Park:

Southampton	16 miles	25 mins
Bournemouth	45 miles	50 mins
Heathrow	75 miles	1 hr 20 mins
Gatwick	73 miles	1 hr 25 mins

Rail | Journey times from Fareham train station:

Southampton	21 mins
Portsmouth	27 mins
Salisbury	52 mins
Bournemouth	66 mins
Brighton	78 mins
London	115 mins



/// **usage.resists.betraying**

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

Further Information

Terms

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

Rent

Rent on application.

Rateable Value

To be reassessed.

EPC

The Energy Performance Asset Rating is D-86.

Service Charge

Upon application.

Legal Costs

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

Viewing

Strictly by appointment through joint sole agents:



Matthew Poplett

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matt@hlp.co.uk

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