

Unit 7A Blackbrook Business Park

Blackbrook Road, Fareham PO15 5DR

TO LET

5,104 sq.ft (474.15 sq. m)

HELLIER LANGSTON

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High-Bay Warehouse

Description

Unit 7A comprises a clear-span warehouse forming part of a detached, high-bay industrial building of steel portal-frame construction. Internally, translucent roof panels provide natural light, and the warehouse incorporates a gantry crane. Car parking is also available.

- Clear-span warehouse
- Translucent roof panels providing natural light
- Gantry Crane
- Car parking

Term

Available by way of a new lease on terms to be agreed.

Rent

£51,000 per annum exclusive.

Rateable Value

Workshop and Premises: £55,000.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

TBC

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Description	Sq. ft	Sq. m
Warehouse	5,104	474.15

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



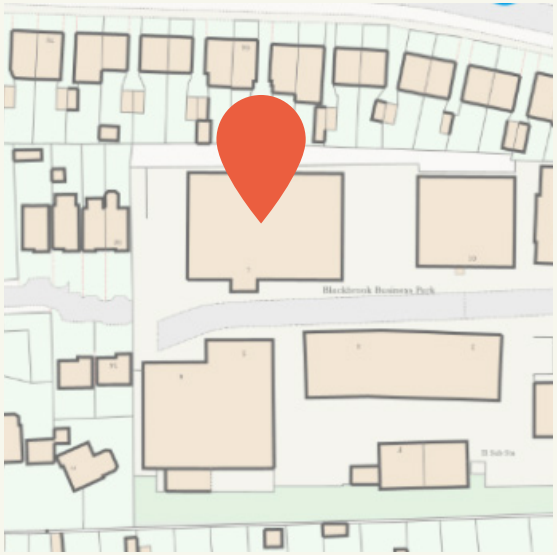


Location

Blackbrook Business Park is an established industrial location in Fareham, situated on the outskirts of the town centre.

The property is approximately 2 miles west of Junction 12 of the M27, 3.25 miles east of Junction 9 of the M27, less than 0.75 miles from Fareham town centre and railway station.

Fareham lies between Portsmouth, approximately 8 miles to the east, and Southampton, approximately 15.5 miles to the west. Fareham railway station provides direct services to London Waterloo, with the report quoting a journey time of approximately 1 hour 30 minutes.





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Strictly by appointment with sole agents Hellier Langston.