



Unit 4 & 4A, The Tanneries, East Street, Fareham, PO14 4AR

Industrial Unit With Offices

Summary

| | |
|----------------|---------------------------|
| Tenure | To Let |
| Available Size | 2,107 sq ft / 195.75 sq m |
| Rent | £22,000 per annum |
| Rateable Value | £24,500 |
| EPC Rating | D |

Key Points

- Onsite parking
- Self contained site
- Office with warehouse
- Concertina loading door
- Three phase power

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Unit 4 & 4A, The Tanneries, East Street, Fareham, PO14 4AR

Description

A development of approximately twenty-five light industrial and office units on a self contained site.

Single storey industrial unit, brick and block construction under a corrugated metal roof. Internally the unit currently provides office and warehouse space with 2x wc and wash hand basin.

The unit benefits from having 3 parking spaces per unit a loading door, three-phase power and strip lighting.

Units can be taken individually or as they are.

Location

Titchfield Industries are located on the south side of East Street close to its junction with Titchfield Hill and virtually opposite the junction of East Street and Mill Street. There is dual carriageway access to the M27 at Junction 9.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Tenure | Availability |
|--------------|--------------|---------------|--------|--------------|
| Unit - 4 | 1,234 | 114.64 | To Let | Under Offer |
| Unit - 4A | 873 | 81.10 | To Let | Under Offer |
| Total | 2,107 | 195.74 | | |

Viewings

Strictly by appointment with Holloway Iliffe and Mitchell

Terms

£22,000 Per annum

Available on a new full repairing and insuring lease for term to be agreed.

Business Rates

Rateable value: £24,500.

Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

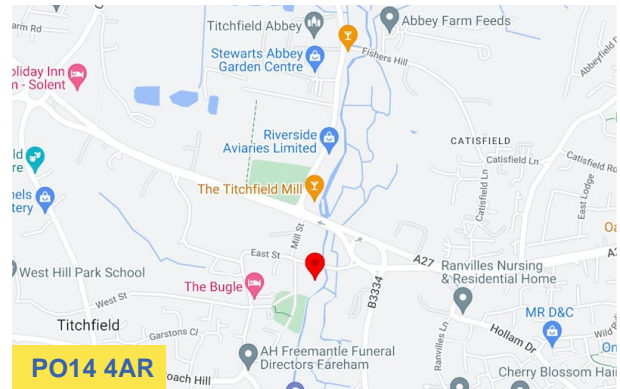
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

Service charge and Building insurance are both payable.

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

It is understood the property is elected for VAT.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 04/04/2025

