

# Units 1 – 7, Fishers Grove Farlington, Portsmouth PO6 1EF

New Development of 7 Industrial / Warehouse Units

Only  
Units 4&5  
remaining  
80% LET/SOLD



## SUMMARY

- New high-quality development
- Prominent Roadside Location
- Excellent Access to both M27 & A3(M)
- **Only two adjacent units of 4,521 sq ft (420.01 sq m) and 4,639 sq ft (430.98 sq m) remaining**
- **Remaining units can be combined to provide 9,160 sq ft (850.99 sq m)**
- All units have 1st Floor Offices
- Potential for Trade Counter Use (Units 1 – 5)
- **Unit 3 let to Toolstation Ltd**
- 7m Clear Height to underside of haunch (Units 1 – 5)
- 37.5kN/m<sup>2</sup> Floor Loading
- Automatic sectional overhead loading doors (4.0m high x 3.5m wide)
- 3-Phase electricity
- Office heating by Air Source Heat Pumps
- EPC Rating A
- Capped off Gas Connections to all units

## ACCOMMODATION

The accommodation comprises of the following:

Name	Sq ft	Sq m	Car Parking
Unit 1 - LET	6,372	591.98	5 spaces
Unit 2 - SOLD	5,554	515.98	6 spaces
Unit 3 - LET	4,521	420.01	4 spaces
Unit 4	4,521	420.01	4 spaces
Unit 5	4,639	430.98	4 spaces
Unit 6 - SOLD	12,328	1,145.31	10 spaces
Unit 7 - SOLD	12,328	1,145.31	14 spaces
<b>Total</b>	<b>50,263</b>	<b>4,669.58</b>	<b>47 spaces</b>

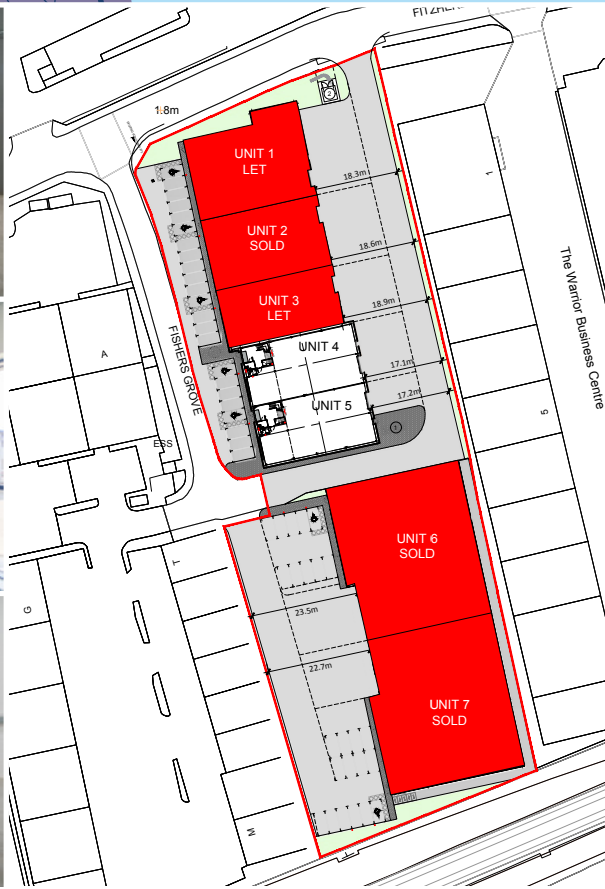
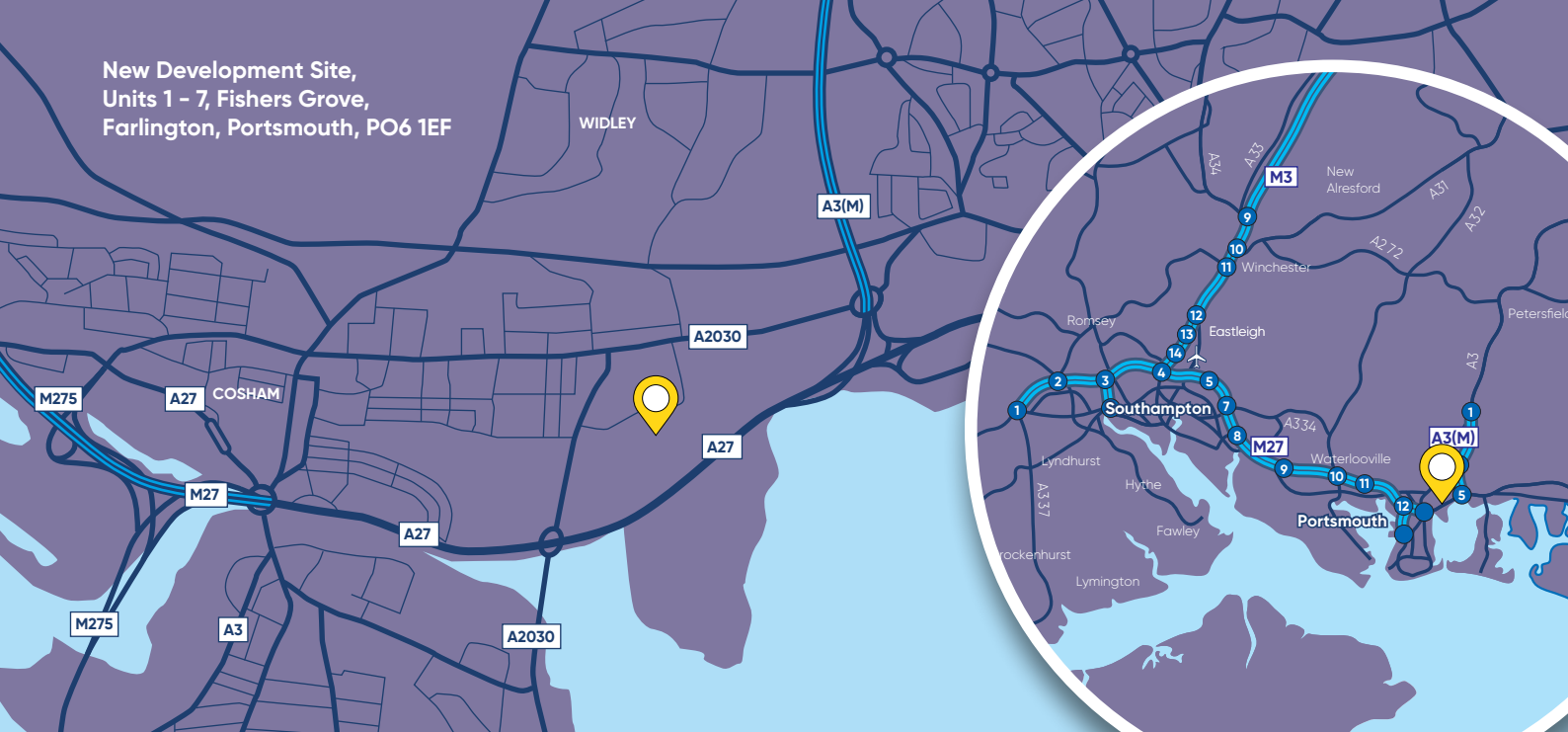
Approximate Gross External areas measured from architects drawings

A development by:  
www.ravenbourne.co.uk



Ravenbourne

New Development Site,  
Units 1 - 7, Fishers Grove,  
Farlington, Portsmouth, PO6 1EF



## LOCATION

Located within the established Farlington Industrial area, to the northeast of Portsmouth City Centre, and within close proximity to the Sainsbury's superstore, the development benefits from an extensive frontage to Fitzherbert Road. The Farlington Industrial area is situated within a mile of the A27 dual carriageway, which links westbound to the M27, providing easy access to Portsmouth City and Ferry Port, Fareham, Southampton and M3, and links eastbound to the A3(M), Havant and Chichester. Nearby occupiers include Howdens, Magnet Trade, Brewers Decorator Centre, Eurocell, Harwin plc and BOC.

## OTHER COSTS

A service charge will be payable to cover costs such as maintenance of the Estate and common parts.

Additionally buildings insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

## TERMS

Freehold prices or lease terms available on request.

## BUSINESS RATES

To be assessed.

## VIEWING & FURTHER INFORMATION



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