



**9 BRUNEL WAY, FAREHAM, PO15 5TX**

**INDUSTRIAL / WAREHOUSE TO LET**

**13,829 SQ FT (1,284.76 SQ M)**





# Summary

## Detached Warehouse with secure yard

Available Size	13,829 sq ft
Rates Payable	£55,808 per annum from 1 April 2023
Rateable Value	£109,000
EPC Rating	D (83)

- Warehouse LED lighting
- Ground floor cellular offices
- Small first floor office
- 4 electric loading doors
- Rear secure yard
- WCs and kitchenette
- Min eaves: 5.936m/Max: 8.915m





# Location



9 Brunel Way, Fareham, PO15  
5TX

9 Brunel Way is located on the popular established Segensworth East Industrial Park conveniently located just off Junction 9 of the M27. Segensworth is located to the northwest of Fareham directly to the south of Junction 9 of the M27 motorway. It comprises commercial property predominantly industrial in character with some office buildings.

There are mainline railway services available from Fareham to London Waterloo, via Eastleigh, with a journey time of approximately 90 minutes. Cross channel ferry services are available from Portsmouth, whilst the nearest regional airport is Southampton approximately 17 miles to the west.

Businesses in the vicinity include Coopervision, Meggitt, Wartsila, Amazon and TUV.







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**HAROLD POTTER**  
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# Further Details

## Description

Unit 9 is a self contained industrial/warehouse unit constructed by a steel portal frame, with part brickwork and steel cladding to the elevations under a pitched roof benefitting from translucent roof panels. Externally there is parking and an access way on the eastern elevation, providing direct access to the rear secure yard. The unit benefits from 4 loading doors, 2 on the eastern elevation and 2 on the southern elevation.

Internally the property benefits from ground floor cellular offices, dedicated kitchen area and direct access to the warehouse. The first floor is currently a mezzanine area used for storage. The warehouse benefits from being clear span with LED lights.

## Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse	10,885	1,011.25
Mezzanine - Plus Office	1,472	136.75
Ground	1,472	136.75
<b>Total</b>	<b>13,829</b>	<b>1,284.75</b>

## Specification

- Warehouse LED lighting
- Ground floor offices
- Small first floor office
- 4 electric loading doors
- Rear secure yard
- WC's and Kitchenette
- Min eaves: 5.936m
- Max 8.915m
- Max to ridge: 8.26m

## Terms

Available by way of an assignment of the current, lease expiring 30th June 2026. Alternatively, the landlord may consider a new lease, subject to terms.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs



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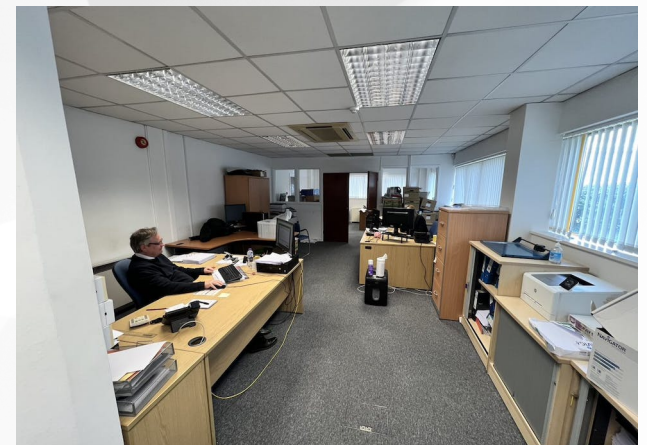
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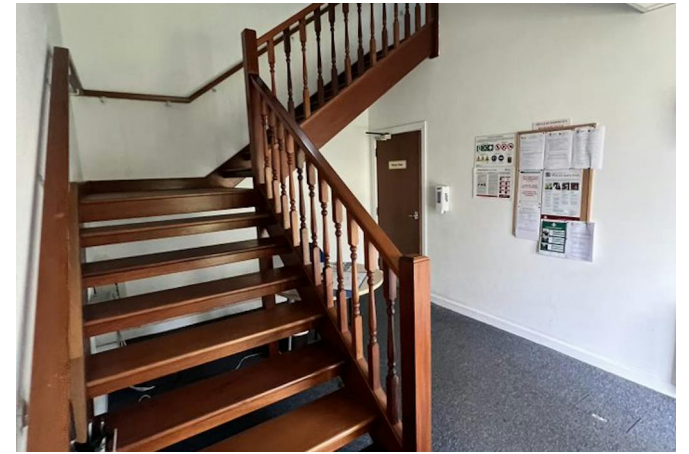
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## Enquiries & Viewings



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