



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET

SUITS A VARIETY OF USERS



Unit D2, Segensworth Business Park, Segensworth Road, Fareham, PO15 5RQ

Industrial/Business Premises

Summary

Tenure	To Let
Available Size	2,703 to 3,453 sq ft / 251.12 to 320.79 sq m
Rent	Rent on Application
Service Charge	£1,029.61 per annum
EPC Rating	D (89)

Key Points

- Well located modern industrial unit
- Good loading area and parking
- Benefits from a mezzanine floor
- Modern flexible space
- Close to junction 9 of the M27



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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Unit D2, Segensworth Business Park, Segensworth Road, Fareham, PO15 5RQ

Description

A mid-terrace modern industrial unit of steel portal frame construction with profile clad elevations and roof incorporating translucent roof lights. Unit D2 is fitted to a high specification with offices built underneath the mezzanine floor along with toilets and a kitchen area. The remainder of the space is open plan ready for an incoming tenants fit-out. The building benefits from having an electric up-and-over loading door, 5.5 m eaves height and three phased power.

Location

Segensworth Business Park is located within two miles of junction 9 of the M27 motorway, strategically positioned mid-way between Southampton and Portsmouth. Both Southampton International Airport and Southampton Parkway mainline railway station are within easy reach.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - Ground floor	2,703	251.12	To let	Available
Unit - Mezzanine Floor	750	69.68	To let	Available
Total	3,453	320.80		

Specification

- Power floated concrete floor
- Sodium warehouse lighting
- 10% roof lights
- CAT 2 lighting (within office area)
- Aluminium double glazing
- Three phased power
- Gas space heater
- Mezzanine floor
- Staff room with kitchen
- Disabled WC & male/female WC
- Parking for 5 cars plus loading area

Terms

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

Business Rates

Rateable Value: £28,000

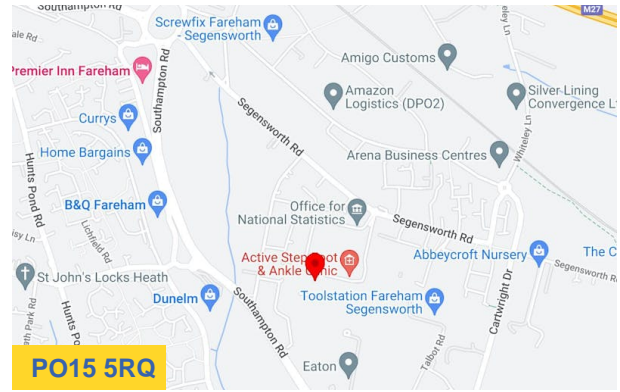
You are advised to confirm the rates payable with the local council before making an commitment to lease.

Other Costs

Each party to be responsible for their own legal costs incurred in the transaction. Estate service charge and buildings insurance will apply. Please enquire for further information.

A deposit may be required subject to referencing.

Unless otherwise stated all costs and rents are exclusive of VAT.



Viewing & Further Information

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