



**12 Blackbrook Business Park, Blackbrook Road, Fareham, PO15  
5DR**

**Modern Factory/Warehouse**

**Summary**

Tenure	To Let
Available Size	2,110 sq ft / 196.03 sq m
Rent	£22,000 per annum
Service Charge	£1,000 per annum Building Insurance: £765.12 pa, term from June
Rateable Value	£21,500 Source: VOA

**Key Points**

- Modern Detached Building
- High Office Content
- On Site Parking
- Secure Fenced Site

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# 12 Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

## Description

A development of fifteen units set within a self-contained and fully fenced site. The subject property is the fifth unit into the site on the right hand side. Access to the unit is directly from the main estate road.

This is a detached unit comprising an original high eaves workshop building that has been extended with mezzanine offices. The original workshop is of cavity brick and block construction with high performance metal cladding above.

There is an option to keep part of the mezzanine increasing the property size to 2,425 sq ft (225.29 sq m).

## Location

Blackbrook Business Park is located on the south side of Blackbrook Road, close to its junction with Gudge Heath Lane. This location offers good access to both Fareham Town Centre and M27 via the Avenue (A27).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Factory Area	1,185	110.09	Available
Mezzanine - Office	325	30.19	Available
Unit - Office Area	600	55.74	Available
<b>Total</b>	<b>2,110</b>	<b>196.02</b>	

## Specification

- Loading door height 4.8m x 3.1m wide
- Concrete floor
- Strip and spot lighting
- Roof lights
- Space heater (gas)
- Electric roller shutter
- 3 parking spaces
- UPVC Double glazing
- Suspended ceiling with CAT II lighting
- Kitchenette
- 3 Phase power
- Disabled WC & wash hand basin

## Viewings

Strictly by appointment with the agents.

## Terms

A new lease may be available for a minimum term of three years.

## Business Rates

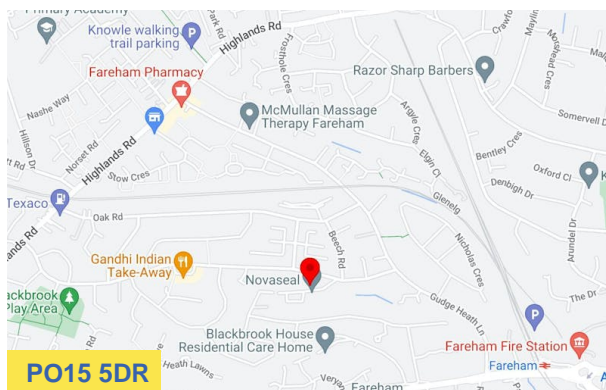
Rateable value £21,500.

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

## Other Costs

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

Additionally, a service charge is also payable £250 per quarter.



## Viewing & Further Information

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Building Insurance: £803.38 pa, term from June.

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