



Unit 34 Palmerston Business Park

PALMERSTON DRIVE, FAREHAM, PO14 1DJ



FLEXIBLE SPACE TO LET

Part Modern Industrial/Warehouse Unit

Excellent Location – Easy Access to Junction 11, M27

7,254 ft² (673.92 m²) - 9,569 ft² (888.99 m²)

Description

Unit 34 Palmerston Business Park is a 21,040 sq ft industrial/warehouse unit of a steel portal frame construction with steel cladding. There are two options of accommodation available to sublet, either 7,254 sq ft or 9,569 sq ft.

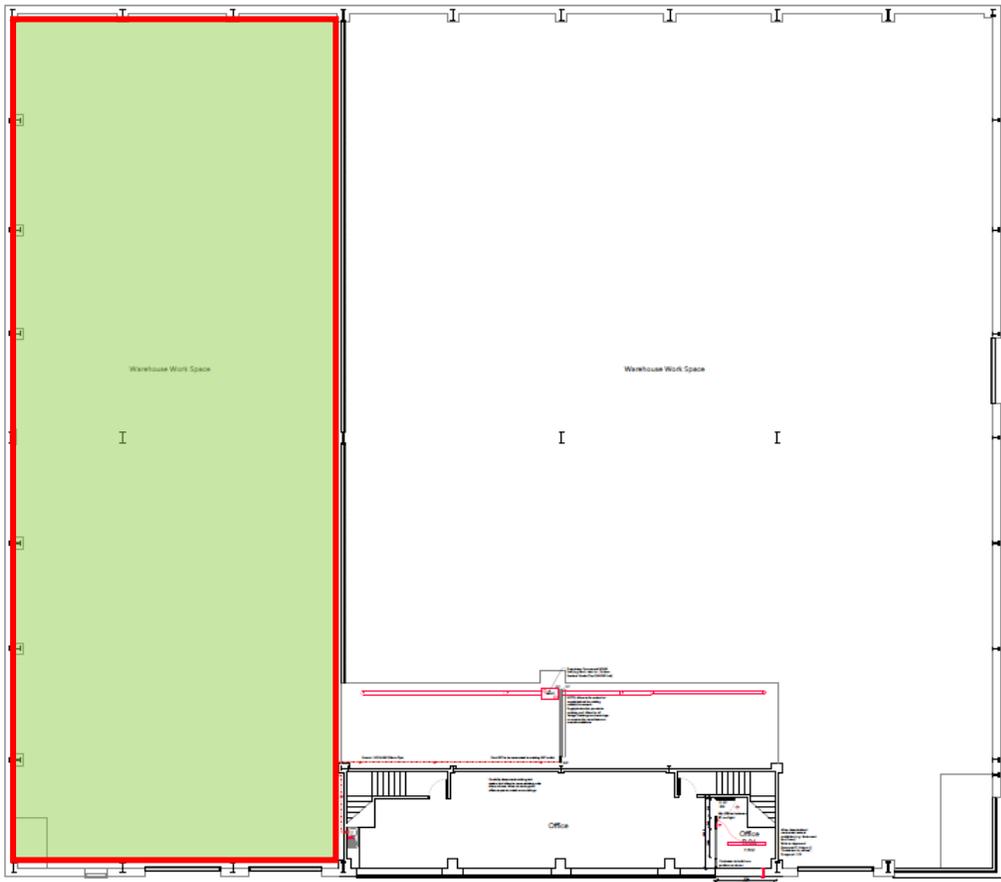
Specification

- 6.47m Eaves Height
- 5.64m Haunch Height
- 8.0m Ridge Height
- Concrete Loading Apron
- WC
- Gas & 3 Phase Electricity
- 2 x Electric Up and Over Roller Shutter Doors 3.5m (w) x 4.0m (h)
- 1 x Personnel Door
- EPC – C75

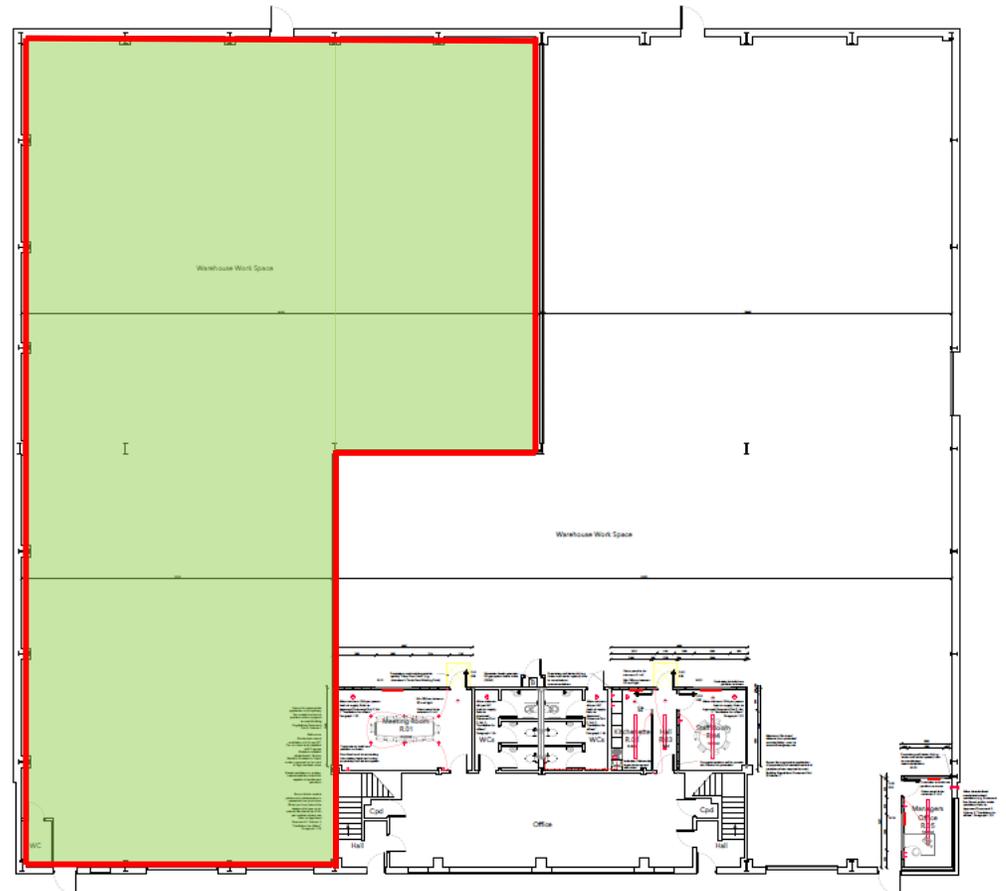


Floor Area	Sq Ft	Sq M
Sublet Accommodation Option 1	7,254	673.92
Sublet Accommodation Option 2	9,569	888.99





Option 1: 7,245 sq ft



Option 2: 9,569 sq ft





Location

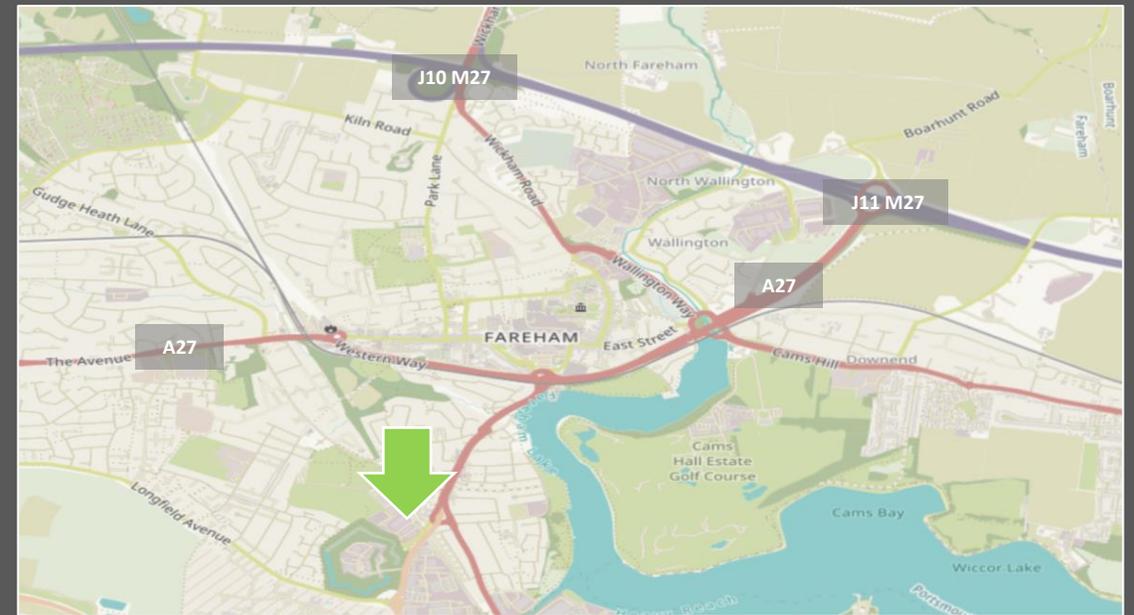
Palmerston Business Park is located approximately one mile south of Fareham town centre, providing excellent accessibility to both the A27 and M27. Access is immediately off Newgate Lane, located next to the new Bus Rapid Transport route, and approximately one mile from Collingwood Retail Park, which includes Asda superstore, Homebase, and Matalan.

Terms

The property is available to sublet on a new lease. Flexible terms available from 1 to 3 years, excluded from the Landlord & Tenant Act. Quoting rent £10.50 psf pax.

Business Rates

All enquiries to Fareham Borough Council (<https://www.gov.uk/correct-your-business-rates>).



Unit 34 Palmerston Business Park, Palmerston Drive, Fareham

SAT NAV: PO14 1DJ

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
 Realest
 07901 558730
adrian.whitfield@realest.uk.com

Robert Woodland-Ferrari
 Ferwood Commercial Property Consultants
 07702 471867
rwf@ferwood.co.uk



Destinations	Miles
Junction 11, M27	1.8
A3(M)	9.0
Southampton International Airport	15.6
Port of Southampton	16.2
Portsmouth International Port	8.0
Junction 4, M27 (for M3/M25)	15.4
A34 (for Midlands/The North)	25.7



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