



FAREHAM **REACH**

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
DETACHED**



Unit 700

READY FOR OCCUPATION

5,791 sq ft (538 sq m)



Features:

- Generous car parking
- 2 loading doors
- Secure site
- 24-hour security

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk



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FAREHAM REACH

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Location

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

Description

The property comprises a steel portal frame building with brick/block elevations fully over clad by profile metal sheeting. The roof consists of a mineral fibre felt. There are two manually operated loading doors. Internally there is a partitioned office, which is carpeted, has an electronic radiator heater and suspended ceiling with inset lighting. There are also two separate WC facilities.

Accommodation

The property has been measured on a GIA basis.

Total **5,791 sq ft** (538 sq m)

The premises benefit from the following:

- Gas supply
- Warehouse office
- 3-phase power
- Concrete floor
- Sodium spot lighting
- WC facilities
- 24-hour security
- Loading doors 3.07m wide x 4.34m high
- 15 car parking spaces and further spaces on site

Terms

Available on flexible terms subject to negotiation.

Rent

£58,000 per annum.

Rateable Value

Unit 700 From April 2023: **£44,750**

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **C-73**.

Service Charge

£5,595 per annum.

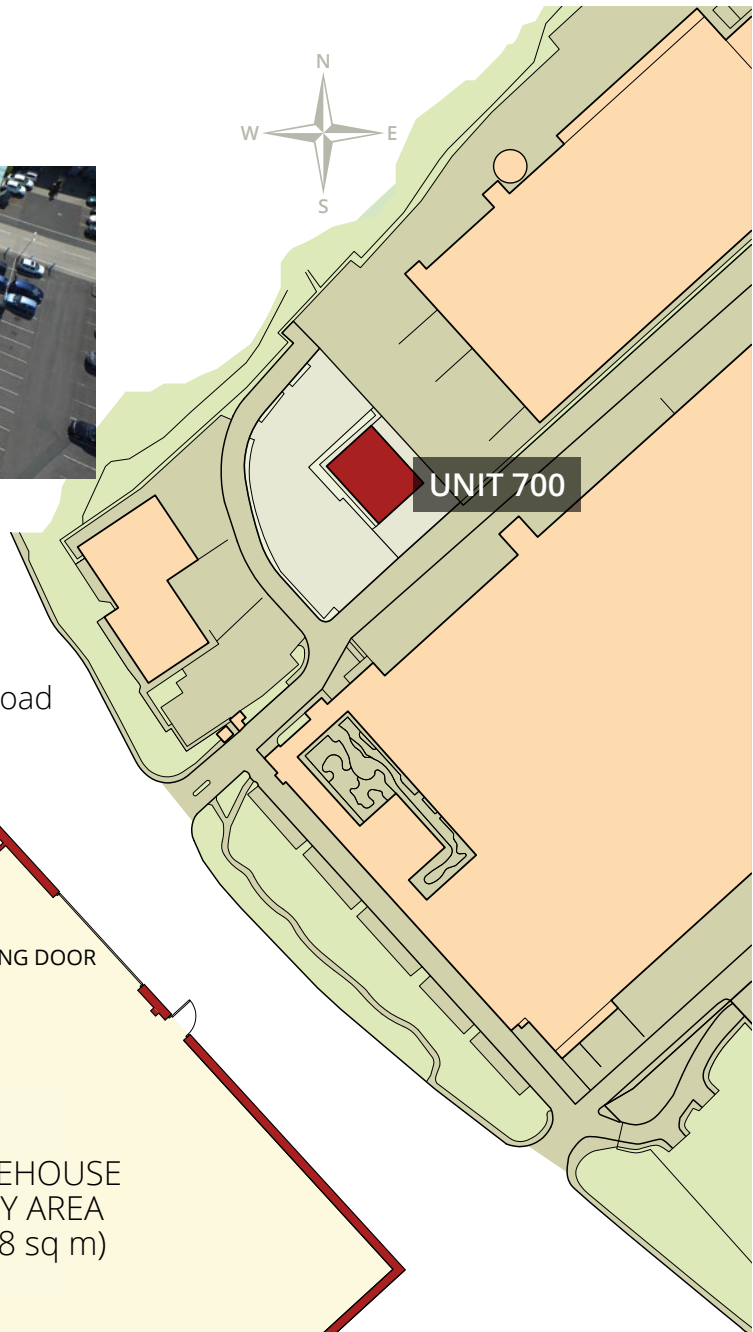
Building insurance

£1,134.99 per annum.

Legal Costs

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





UNIT 700

A32 Fareham Road





Aerial photograph of Fareham Reach Business Park looking south west.



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FAREHAM REACH

Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

Towns

Distance from
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

Airports

Distance from
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

Rail

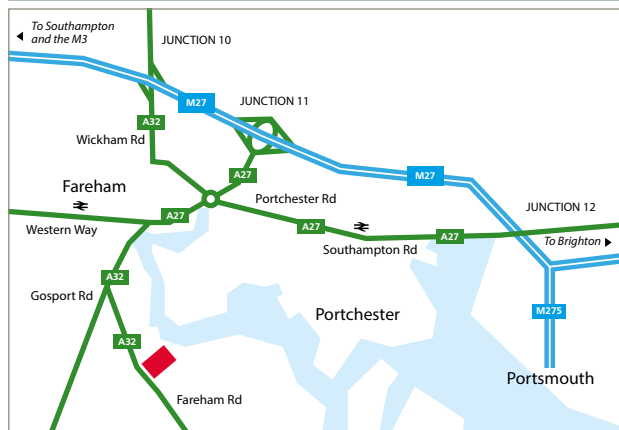
Journey times from
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



Viewing

Strictly by appointment through joint sole agents:

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