



FAREHAM **REACH**

**TO LET**

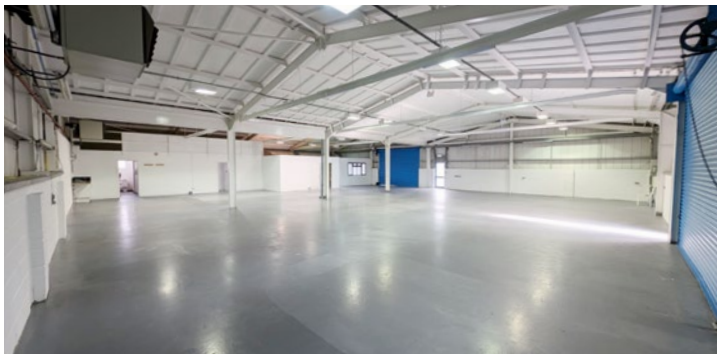
**INDUSTRIAL / WAREHOUSE UNIT  
DETACHED**



**Unit 700**

**READY FOR OCCUPATION**

**5,332 sq ft** (495.36 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](http://www.farehamreach.co.uk)



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# FAREHAM REACH

## Unit 700

### 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 with mineral fibre felt roof. Access to the unit is via two manually operated loading doors or a personnel entrance.

Internally there are carpeted partitioned offices which feature ceiling mounted LED lights. The unit has 3 WC cubicles.

### Accommodation

The property has been measured on a GIA basis.

**Total**                      **5,332 sq ft**    (495.36 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 4.33m wide by 3.05m high
- 15 car parking spaces and further spaces on site

### Terms

Available on flexible terms subject to negotiation.

### Rent

£53,320 per annum.

### Rateable Value

**Unit 700** From April 2023: **£44,750**

### Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **C73**.

### Service Charge

£5,595 per annum.

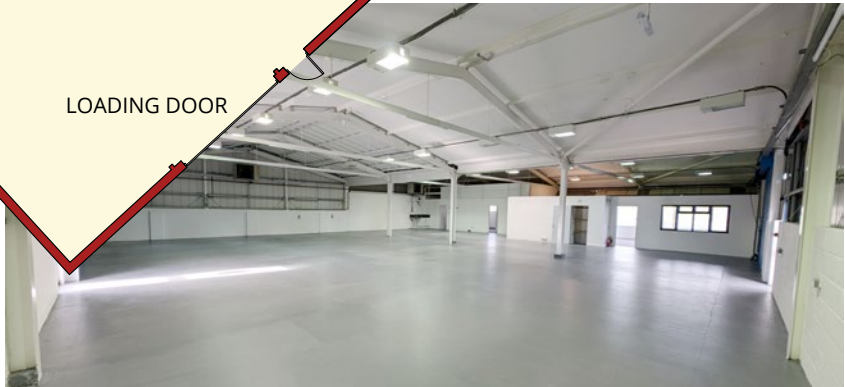
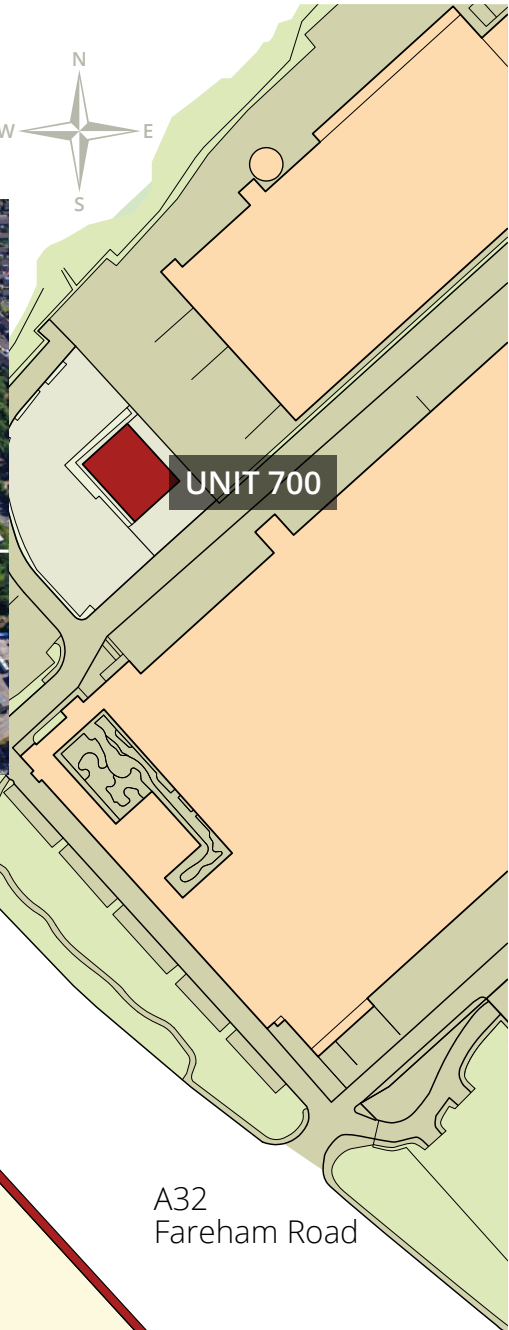
### Building Insurance

£1,134.99 per annum.

### Legal Costs

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







# 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

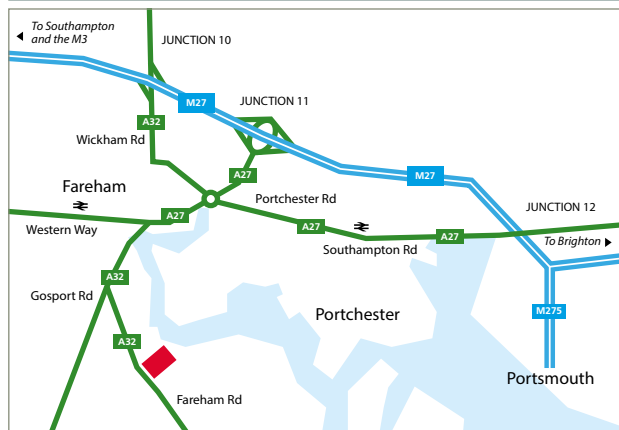
Journey times from  
Fareham train station:

|              |             |
|--------------|-------------|
| 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:

#### Matthew Poppett

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