



**UNIT 7 FULCRUM ONE, SOLENT WAY, FAREHAM, PO15 7FE**

**INDUSTRIAL / WAREHOUSE TO LET**

**4,641 TO 7,861 SQ FT (431.16 TO 730.31 SQ M)**





# Summary

## MID-TERRACE LIGHT INDUSTRIAL UNIT

Available Size 4,641 to 7,861 sq ft

Rent £75,000 per annum

Rateable Value £53,000  
Based on 2023 valuation

Service Charge £2,664 per annum

EPC Rating C (56)

- 2,823 sq ft mezzanine
- Ground floor offices
- 4.65m concertina loading door
- 6m eaves height
- Forecourt loading and car parking
- Alarm and CCTV





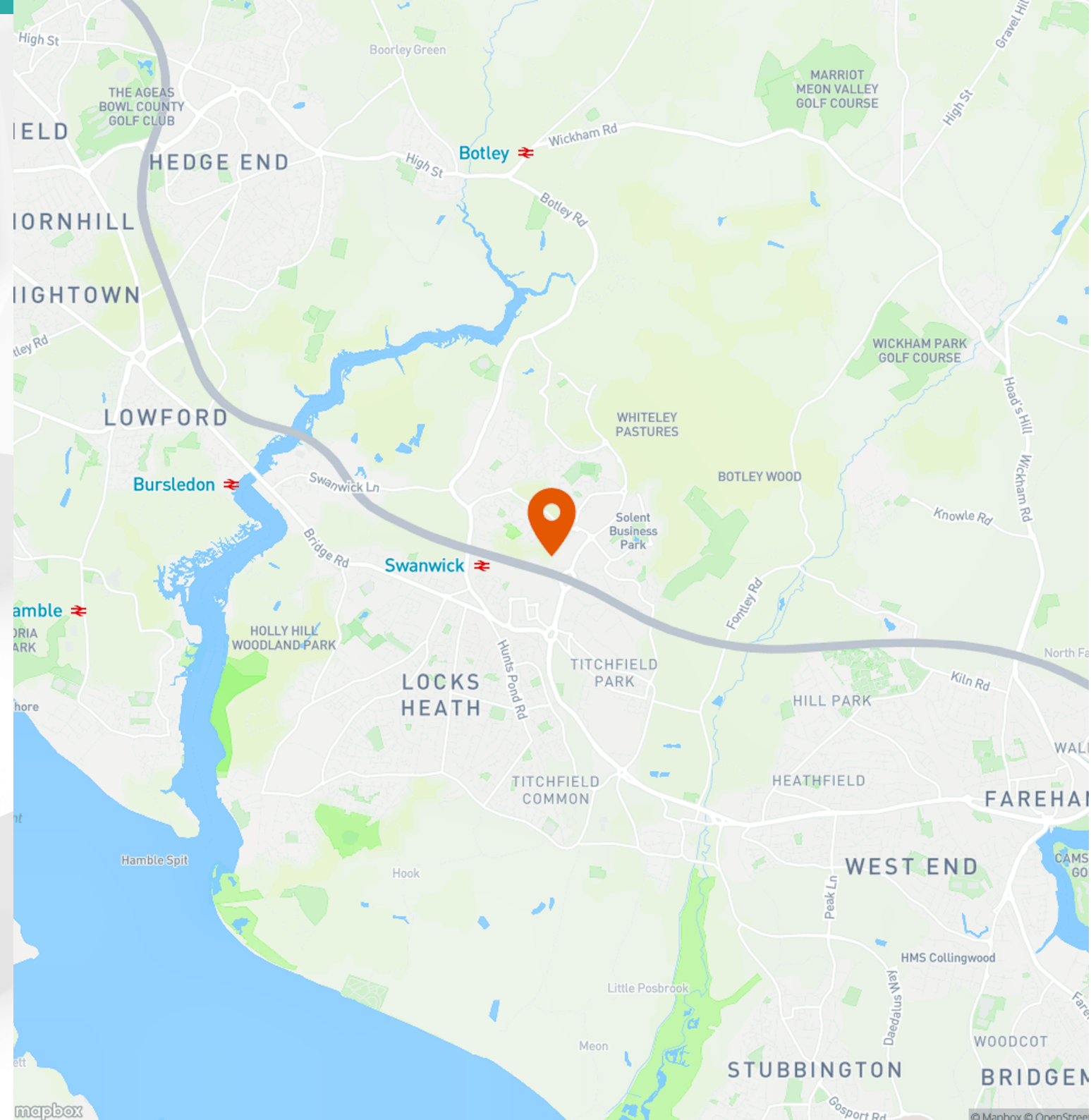
# Location



**Unit 7 Fulcrum One, Solent Way, Whiteley, Fareham, PO15 7FE**

Fulcrum 1 is located on Solent Business Park, Whiteley, an established and popular business park with immediate access to Junction 9 of the M27. Whiteley is an established town with Tesco superstore and petrol station, cinema, Marks and Spencer, Next and a variety of restaurants.

Other occupiers in Fulcrum 1 include FOC International Ltd, C-Quip and HBS Group Southern, Moody Decking and Tyre Shop.







Grapefruit Graphics

Edale

Lawcomm Solicitors

Security Supplies

Moody Decking & Services

Fulcrum 2

Synaptic Software Limited

Regus Fareham Whiteley

HSBC Forum One

Tyreshops

Domo Tactical Communications (DTC)

ITV Meridian

Fulcrum 1

Matchtec Recruitment

M27

Whiteley Way

Mollison Rise

New Tree Dr

Rookery Ave

Rookery Ave

Solent Way

Whiteley Way

Leary Way



# Further Details

## Description

Modern mid-terrace light industrial unit of traditional portal frame construction clad with micro-cladding under a pitched micro-clad roof with approximately 10% natural roof lights. Ground floor entrance lobby with first floor fitted offices. Ground floor offices, WC and canteen area.

Mezzanine floors have been installed to the rear and side, the latter which links to the first floor offices.

The office areas have gas fired central heating. The warehouse has a combination of sodium lighting and suspending strip lighting. There is a ceiling mounted gas fired heat blower.

The warehouse is accessed via a 4.65 metre wide manually operated concertina loading door. The eaves height to the underside of the haunch is approximately 6 metres and the floor to ceiling height to the underside of the mezzanine floor is 3.15 metres.

Externally, there is forecourt loading and car parking.

## Viewings

Strictly by appointment through the sole agent.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Warehouse/Office	Industrial / Warehouse	4,641	431.16
1st - Offices	Office	397	36.88
Mezzanine	Industrial / Warehouse	2,823	262.27
<b>Total</b>		<b>7,861</b>	<b>730.31</b>

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each part to bear their own legal costs in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



**Russell Mogridge**

rmogridge@vailwilliams.com

07815 737175

02392203200



**Alex Gauntlett**

agauntlett@vailwilliams.com

07584 657826



**Vail  
Williams**

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