



FAREHAM **REACH**

TO LET

**WAREHOUSE / INDUSTRIAL UNIT
WITH TAILGATE AND LEVEL ACCESS LOADING**



AVAILABLE FEBRUARY 2025

28,152 sq ft (2,615 sq m)



Unit 620 Industrial/Warehouse

Located in a prominent position facing the busy A32 Fareham Road on one elevation and the entrance to the estate on Estate Road on the other, Unit 620 is perfectly placed to attract passing trade.

That fact that the unit sits directly opposite the Travis Perkins Trade Depot further enhances the excellent retail potential of this site.

Fareham Reach Business Park
Fareham Road, Gosport PO13 0FW

www.farehamreach.co.uk



HELLIER
LANGSTON

01329 220 111

02382 022 111

www.hlp.co.uk

**Lambert
Smith
Hampton**

01489 579579

www.lsh.co.uk



FAREHAM REACH

Unit 620

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 unit has two new glazed elevations which can either be used as a showroom or trade or fitted out as office accommodation. Access to the warehouse area is either via the tailgate loading or grade level loading door. The estate also benefits from a generous allocation of communal parking.

The unit benefits from the following:

- Main road frontage
- Glazed trade counter/ showroom entrance with canopy
- LED lighting within warehouse
- 3 phase power
- Male, female and disabled WC
- Car parking and yard
- Secure site / 24 hour security
- Eaves height 4.02m
- Highest point of the roof 7.45m
- 1 x Level access loading door
- 1x Tailgate loading access door

Accommodation

The property has been measured on a GIA basis.

Total	28,152 sq ft	(2,615 sq m)
--------------	---------------------	---------------------



Terms

Available on a new lease directly from the Landlord. Terms subject to negotiation.

Rent

On application.

Rateable Value

Unit 620. Rateable value: April 2023: **£176,000**

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **A19**.

Service Charge

Upon Application.

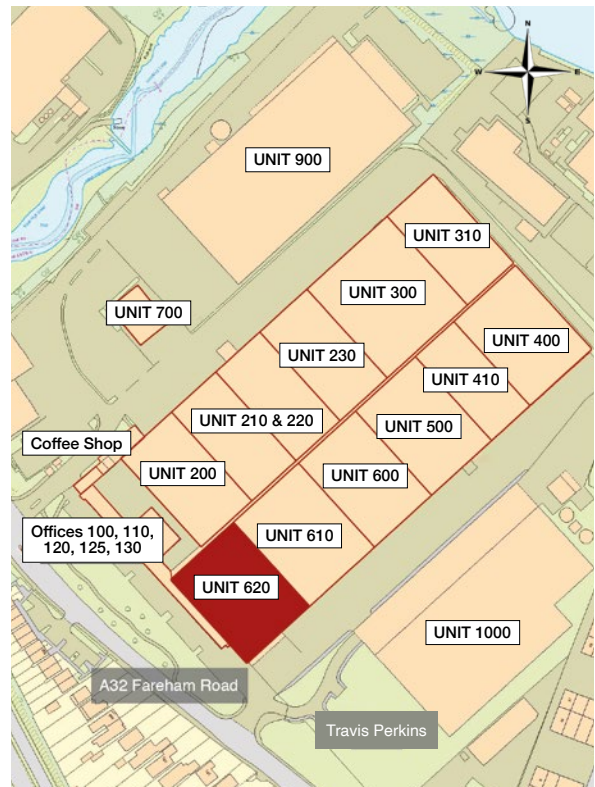
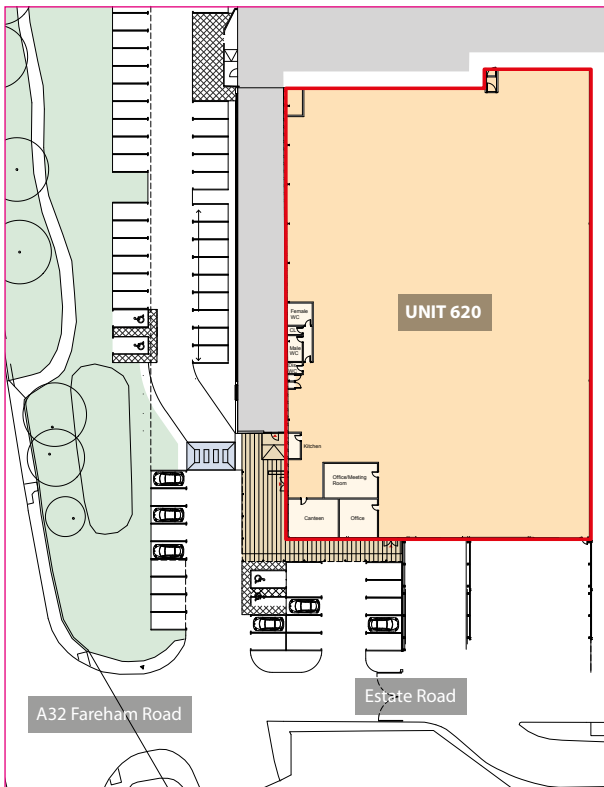
Legal Costs

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





Aerial photograph of Fareham Reach Business Park looking south west



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100022432



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

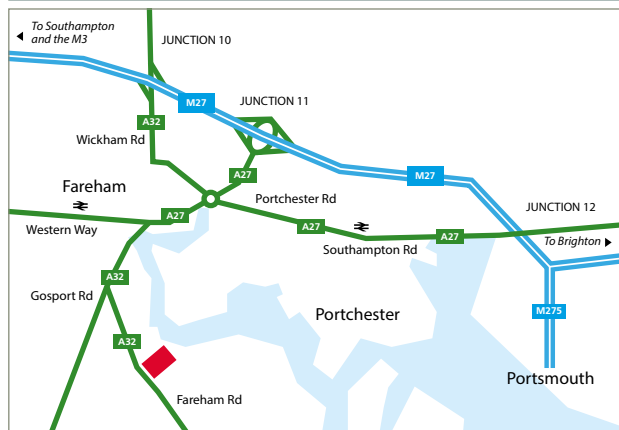
Journey times from
Fareham train station:

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

DDI: 02380 574512

M: 07971 824525

E: matt@hlp.co.uk

Andy Hellier

DDI: 01329 225744

M: 07930 661782

E: andy@hlp.co.uk

Elise Evans

M: 07703 393120

E: eevans@lsh.co.uk

George Cook

M: 07596 578707

E: gcook@lsh.co.uk



HELLIER
LANGSTON

01329 220 111

02382 022 111

www.hlp.co.uk

Lambert
Smith
Hampton

01489 579579

www.lsh.co.uk

IMPORTANT NOTICE: Hellier Langston, Lambert Smith Hampton and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Hellier Langston and Lambert Smith Hampton have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.