





E3 Fort Wallington Industrial Estate, Military Road
Fareham PO16 8TT


TO LET | 430.1 sq. m. (4,629 sq. ft.)




Summary

 430.1 sq. m. (4,629 sq. ft.)

 Roller shutter door

 3 phase electricity

 Allocated car parking

 Close to Junction 11 M27

Description

Unit E3 is of steel portal frame construction with part brick and profile metal clad elevations and a concrete floor. The roof incorporates roof light panels to provide natural lighting and the building benefits from an up and over roller shutter door.

There are WCs and fitted office accommodation which can be accessed via a separate personnel entrance and through the warehouse.

- Flexible terms available
- 3 phase power
- Fitted office accommodation
- Roller shutter door
- Allocated car parking
- 1 mile from Junction 11, M27

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Warehouse	297.8	3,205
Ground Floor Offices	67.6	728
First Floor Offices	4.7	696
Total:	430.1	4,629

Rent

£11.25 psf per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new full repairing and insuring lease.

Rateable Value

The premises are assessed as Warehouse and Premises with a 2023 Rateable value of £34,250.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC Rating

B-48

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.





Location

Fort Wallington comprises some 13 acres containing a range of various sized factories and warehouses. The Estate fronts Military Road at its junction with Pinks Hill which is linked to the M27 (Junction 11) via approximately 300 yards of dual carriageway. The M27 gives access to Portsmouth and Southampton and the A3(M), giving access to London from the M25. Fareham town centre is within approximately 2 miles.

Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

www.hlp.co.uk

T: 01329 220 111

E: fareham@hlp.co.uk

Contact our agency team

Andy Hellier

T: 07930 661 782

E: andy@hlp.co.uk

 **HELLIER
LANGSTON**