












Unit 1, iO Centre, Stephenson Road  
Fareham PO15 5RU

TO LET | 1,420 sq. m. (15,287 sq. ft.)





## Summary

-  1,420 sq. m. (15,287 sq. ft.)
-  To be refurbished
-  2 electric roller shutter loading doors 4m (w) x 5.5m (h)
-  35 car parking spaces
-  Fully fitted first floor offices
-  7.42m to eaves
-  6.02m rising to 7.10m to haunch
-  8.46m to ridge
-  Prominent location within 2 miles of J9, M27

## Description

The unit was built in 2002 of steel portal frame construction with insulated clad elevations and pitch roof incorporating roof lights. There is a ground floor reception leading up to first floor offices and two powered roller shutter loading doors 4 metres wide x 5.5 metres high. The warehouse / production area has a clear internal height of 6m (19'4") and the first floor offices are fitted with carpet, heating, lighting and suspended ceiling, kitchenette and separate WCs.

## Rent

On application.

## Tenure

Available on a new full repairing and insuring lease.

## Rateable Value

Warehouse and premises £126,000

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## Accommodation

The accommodation has the following Gross Internal Areas:

Floor	Sq. m	Sq. ft
Warehouse/Production Area	1,298	13,969
First Floor Offices	122	1,318
<b>Total:</b>	<b>1,420</b>	<b>15,287</b>

## EPC Rating

To be reassessed after refurbishment and ESG improvements.

## Location

Unit 1 is prominently sited on the junction of Cartwright Drive and Stephenson Road on the main Segensworth South Estate, in close proximity to the Titchfield roundabout on the A27, with direct access within 1 mile to Junction 9 of the M27. Located midway between Portsmouth and Southampton, the main South Coast M27/A27 motorway network, M3 and A3(M) are very accessible.

## VAT

All prices are exclusive of VAT.

## Viewing

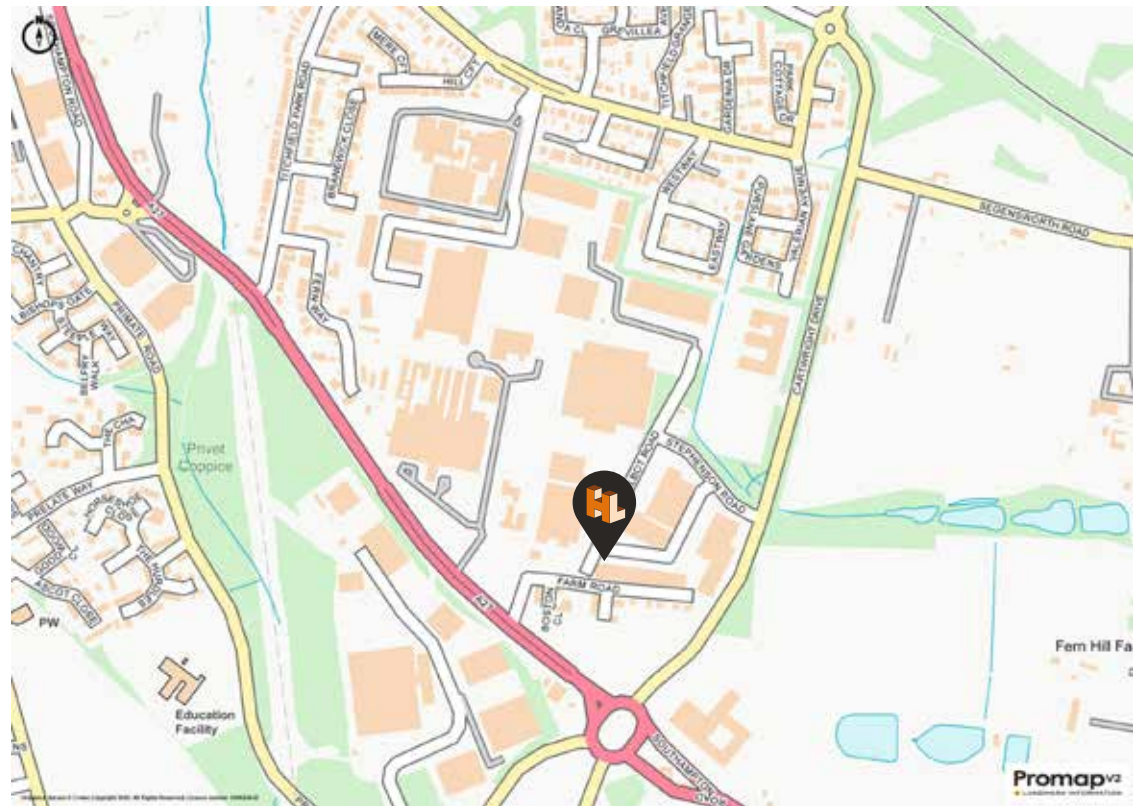
Strictly by appointment with joint agents Hellier Langston and Lambert Smith Hampton.

## 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.

## Anti-Money Laundering

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.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

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