



Palmerston Business Park,
Newgate Lane, Fareham, Hampshire PO14 1DJ

TO LET | Unit 4 - 1,970 sq.ft, Unit 5 - 1,667 sq.ft, Unit 19 - 930 sq.ft, Unit 28 - 1,788 sq.ft



HELLIER
LANGSTON

Unit 4

Description

The property comprises a mid terrace industrial unit of steel portal frame construction with a mix of block/brick and steel profile cladding.

The ground floor incorporates workshop, office, WC and kitchenette accessed via pedestrian door and roller shutter door (width 3.00m, height 3.43m)

There is a timber staircase that leads to a mezzanine level made over to office use across three separate rooms, two of which have plasterboard ceilings with mounted lighting.

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
Ground	92.13	992
Mezzanine (office)	90.88	978
Total	183.01	1,970

Parking

3 allocated spaces + shared visitor spaces

Rent

Available by way of a new Full Repairing & Insuring lease at an initial rent of £20,750 per annum exclusive of rates, VAT & all other outgoings.

Estate charge

An estate charge is levied for communal costs on the estate. Unit 4 liability is understood to currently be £487.20 per annum, subject to revision.

EPC

Rating - C65

Rateable Value

Currently combined assessment with Unit 5.



Unit 5

Description

The property comprises a mid-terrace industrial unit of steel portal frame construction with a mix of block/brick and steel profile cladding.

The ground floor incorporates workshop/warehouse and WC accessed via pedestrian door and roller shutter door (width 3.00m, height 3.43m).

There is a metal staircase located towards the rear of the unit that provides access to the mezzanine store fitted with guard rail. There is a full height loading area between the loading door and mezzanine. Ground to underside of mezzanine height approx. 2.39m. Unit eaves height approx. 4.80m.

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
Ground	92.23	993
Mezzanine (store)	62.59	674
Total	154.82	1,667

Parking

3 allocated spaces + shared visitor spaces

Rent

Available by way of a new Full Repairing & Insuring lease at an initial rent of £18,600 per annum exclusive of rates, VAT & all other outgoings.

Estate charge

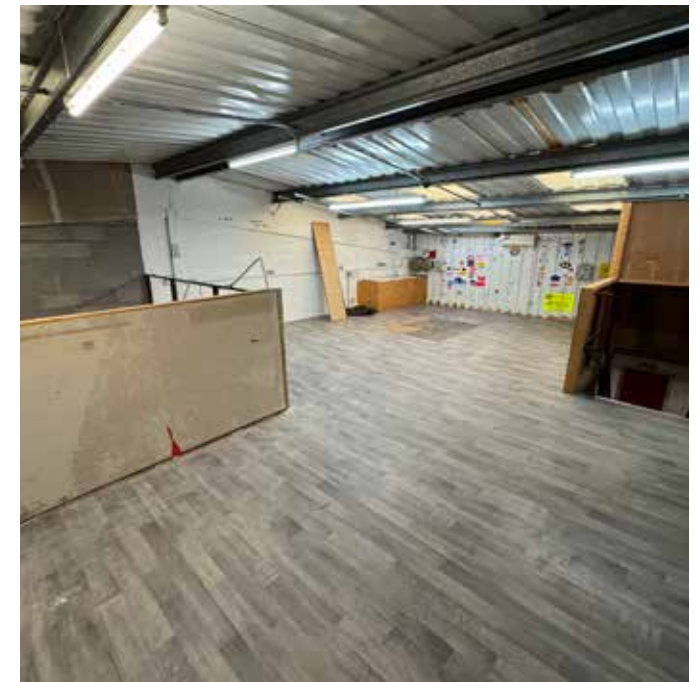
An estate charge is levied for communal costs on the estate. Unit 5 liability is understood to currently be £487.20 per annum, subject to revision.

EPC

Rating - C65

Rateable Value

Currently combined assessment with Unit 4.



Unit 19

Description

The property comprises a mid-terrace industrial unit of steel portal frame construction with a mix of block/brick and steel profile cladding.

The ground floor incorporates workshop / warehouse and WC accessed via pedestrian door and roller shutter door (width 2.53m, height 2.34m).

There is a timber staircase that leads to a mezzanine level fitted as office use with ceiling mounted LED strip lighting and wall mounted A/C unit.

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
Ground	44.59	480
Mezzanine (office)	41.80	450
Total	86.39	930

Parking

2 allocated spaces + shared visitor spaces.

Rent

Available by way of a new Full Repairing & Insuring lease at an initial rent of £9,900 per annum exclusive of rates, VAT & all other outgoings.

Estate charge

An estate charge is levied for communal costs on the estate. Unit 19 liability is understood to currently be £230.40 per annum, subject to revision.

EPC

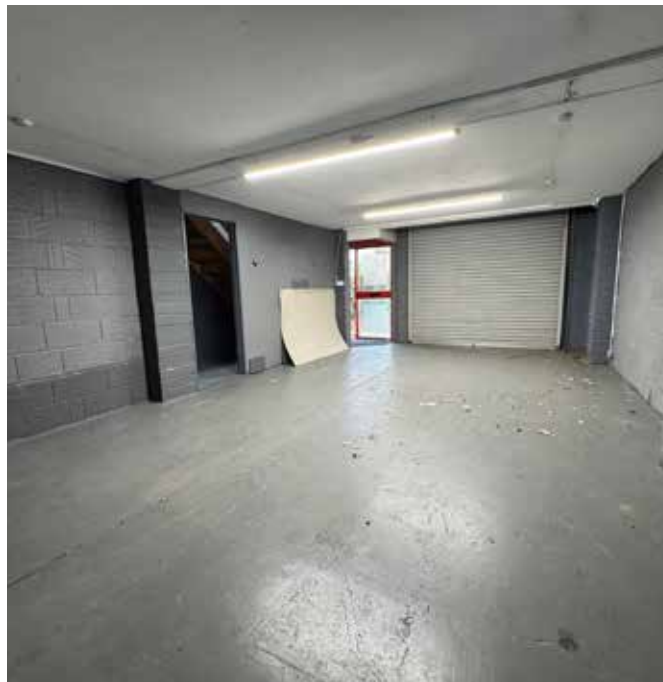
Rating - C64

Rateable Value

Workshop & Premises £5,700

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

100% Small Business Rates Relief subject to eligibility.



Unit 28

Description

The property comprises an end of terrace industrial / business unit of steel portal frame construction with a mix of block / brick and steel profile cladding.

The ground floor incorporates workshop / warehouse and WC accessed via pedestrian door or roller shutter door (width 2.53m, height 2.34m).

There is a timber staircase that leads to a mezzanine level fitted as offices with ceiling mounted LED strip lighting and wall mounted A/C unit.

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
Ground	88.16	949
Mezzanine (office)	77.95	839
Total	166.11	1,788

Parking

3 allocated spaces + shared visitor spaces.

Rent

Available by way of a new Full Repairing & Insuring lease at an initial rent of £19,150 per annum exclusive of rates, VAT & all other outgoings.

Estate Charge

An estate charge is levied for communal costs on the estate. Unit 28 liability is understood to currently be £434.88 per annum, subject to revision.

EPC

Rating - D87

Rateable Value

Workshop & Premises £11,750

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

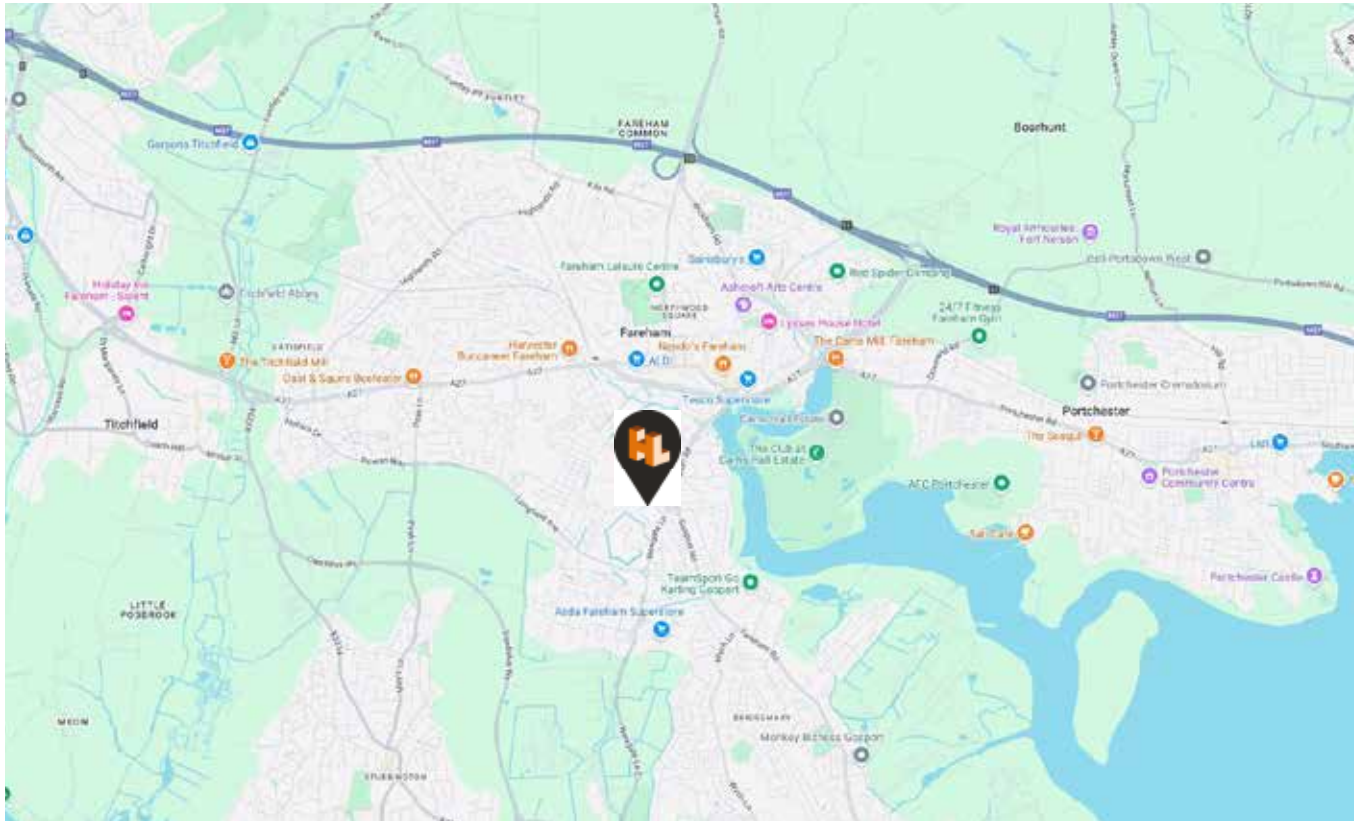
100% Small Business Rates Relief subject to eligibility.



Location

Palmerston Business Park is located approximately one mile south of Fareham town centre, providing excellent accessibility to both the A27 and M27. Junctions 10 & 11 of the M27 are located 2.44 miles and 1.90 miles to the north and north east.

Access to the business park is immediately off Newgate Lane located next to the bus rapid transport route and approximately one mile from Collingwood Retail Park, including Asda and Homebase.



Planning

All parties to to rely on their own enquiries of the Local Authority.

Code for leasing business premises

In England and Wales the Code of 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.

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.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. It is understood the property is not elected for VAT.

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

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our sales and letting team

Patrick Mattison

T: 07926 581 464

E: patrick@hlp.co.uk

