



FAREHAMREACH

TO LET

INDUSTRIAL / WAREHOUSE UNIT  
FULLY REFURBISHED



Unit 300

READY FOR OCCUPATION

**42,951 sq ft** (3,990.3 sq m)



**Features:**

- New insulated profile metal sheet roof
- Ample car parking
- Secure site / 24 hour security
- 2 Dock and 1 Grade level loading doors
- Grade A air conditioned offices
- PIR LED Warehouse lighting

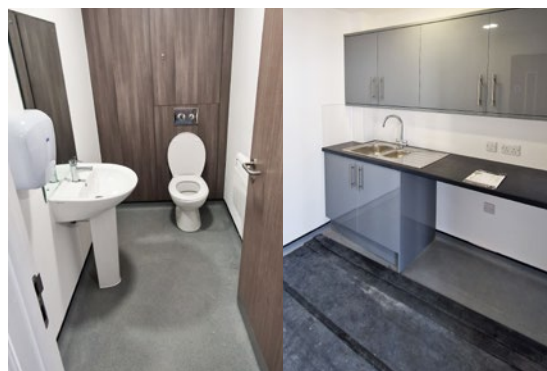
**Fareham Reach Business Park**  
Fareham Road, Gosport PO13 0FW

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

 **HELLIER  
LANGSTON**  
**01329 220 111**  
**02382 022 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)

**Lambert  
Smith  
Hampton**

**01489 579579**  
[www.lsh.co.uk](http://www.lsh.co.uk)



#### 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

Ready for immediate occupation, the premises have been refurbished with a new office entrance and new insulated profile metal sheet roof covering with daylight panels. The elevations are clad in profile metal sheet with new electric loading doors.

#### Accommodation

The property has been measured on a GIA basis.

**Total 42,951 sq ft (3,990.3 sq m)**

#### Terms

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

#### Rent

Rent on application.

#### Rateable Value

**Unit 300:** Estimated at **£293,000** from April 2023.

#### Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is **C51**.

#### Service Charge

Upon Application.

#### Legal Costs

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

The premises benefit from the following:

##### Warehouse

- Gas supply
- 3-phase power
- Painted concrete floor
- Ample car parking
- Onsite security Mon-Fri 0730-1630 with out of hours mobile patrols
- Perimeter fencing with gated entrances
- PIR LED warehouse lighting

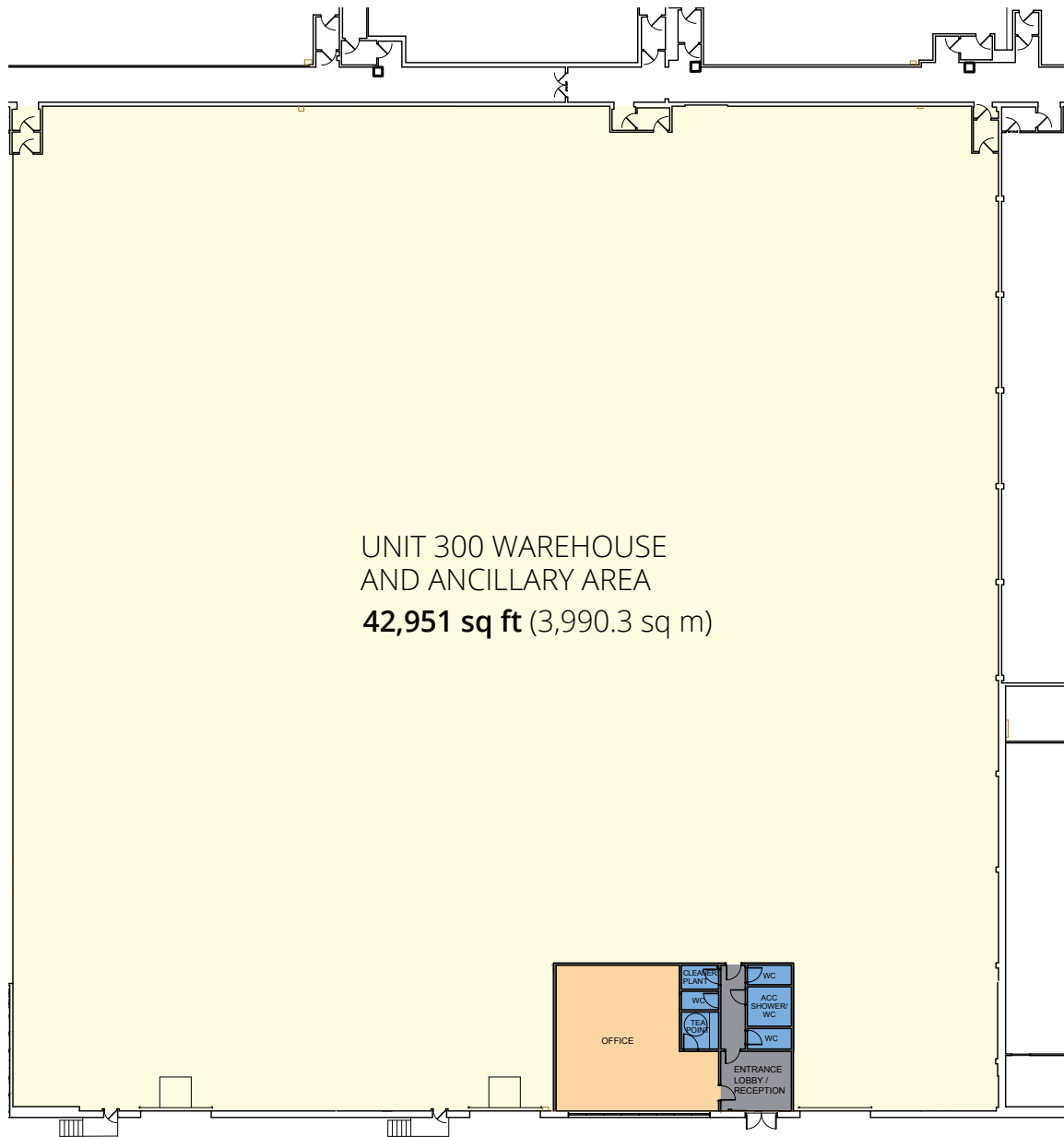
- New insulated profile metal sheet roof
- 2 x Dock loading doors - 4.49m width by 4.51m height
- 1 x Grade level loading door - 4.48m width by 4.51m height
- Haunch height - 4.33m
- Eaves height - 4.83m

##### Open plan office

- PIR LED lighting
- 40kW Fujitsu Heat Recovery VRF Air Conditioning system
- Perimeter trunking with data and electric cable
- Internal warehouse viewing windows
- Carpets
- Male, Female and Disabled WC



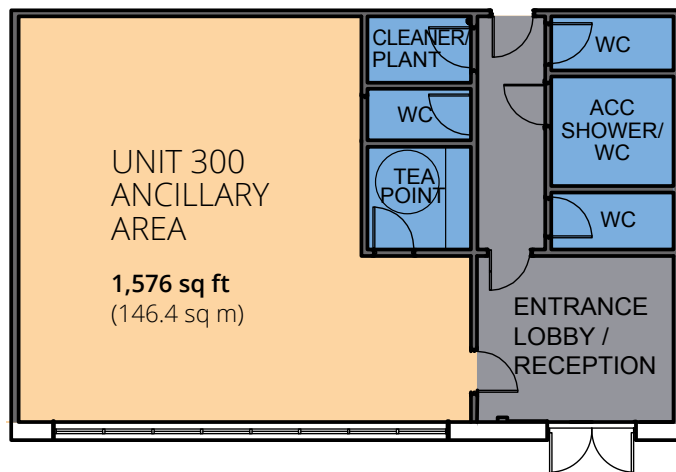
*Typical example of a Hermes Real Estate refurbishment.*



Warehouse Area:  
**41,375 sq ft** (3,843.9 sq m)

Office and Ancillary Area:  
**1,576 sq ft** (146.4 sq m)

Total GIA:  
**42,951 sq ft** (3,990.3 sq m)



OFFICE CLOSE-UP



Aerial photograph of Fareham Reach Business Park looking south west.



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# 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 Poplett

DDI: 02380 574512

M: 07971 824525

E: [matt@hlp.co.uk](mailto:matt@hlp.co.uk)

#### Andy Hellier

DDI: 01329 225744

M: 07930 661782

E: [andy@hlp.co.uk](mailto:andy@hlp.co.uk)

#### Elise Evans

M: 07703 393120

E: [eevans@lsh.co.uk](mailto:eevans@lsh.co.uk)

#### George Cook

M: 07596 578707

E: [gcook@lsh.co.uk](mailto:gcook@lsh.co.uk)



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