

Unit 6

Kites Croft

31,459 sq ft
(2,922.6 sq m)

Industrial / Warehouse Unit
in close proximity to M27 (J9)

- 8m Eaves Height
- 200 kVA power
- PV panels
- EV charging

Warsash Road, Fareham, PO14 4LW



Key Features

Warehouse

- 10.27m ridge height, 8.19m eaves & 7.13m haunch
- Floor loading 40kn/m
- 200 kVA power supply
- Clear span warehouse
- Warehouse LED lighting
- Sprinkler system
- 3x electric up and over doors (5.4 x 5.4m)
- B1(c), B8 and B2 use

Office

- Suspended ceiling with recessed lighting on PIR sensors
- Raised floors with carpeting
- Air conditioning
- Ground & first floor WC's & ground floor accessible WC
- 1st floor kitchen
- Glazed entrance lobby

External

- EV charging
- PV on roof
- Front car park
- Secure concrete yard
- Warehouse system sprinkler & tank



Location

SAT NAV: **PO14 4LW** [what3words.com/dustbin.pinch.witty](https://www.what3words.com/dustbin.pinch.witty)

The unit is strategically located between Southampton and Portsmouth at junction 9 off the M27. It provides excellent motorway access and a unique opportunity to an occupier who requires a modern building with 10% office content, clear span warehouse and large secure yard.



Description

Unit 6 is constructed with a traditional steel portal frame and clad with insulated profile metal sheet to the elevations and roof. The roof also benefits from approximately 15% day light panels. The external elevations of the building are a mix of profile metal sheet, brickwork and powder coated double glazed windows.

The warehouse area is clear span with an undercroft beneath the 1st floor offices. The 1st floor accommodation is open plan with a kitchen facility and male and female WC's.

Externally the unit benefits from a tarmac car park in front of the offices and a secure irregular shape concrete yard to the side providing access to the unit via 3 ground level electric up and over doors. To the side of the unit behind the yard is a sprinkler tank.

Accommodation (GEA)

Unit 6	SQ FT	SQ M
Ground Floor	28,279	2,627.2
First Floor	3,180	295.4
Total	31,459	2,922.6

Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

On application.

Rates

We understand from the Valuation Office website, that the current 2023 Rateable Value is £257,500.

Legal Costs

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

EPC

The current EPC is A-21 and valid until 14th January 2035.

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk

Elise Evans
t. 07703 393 120
e. eevans@lsh.co.uk

Dan Rawlings
t. 07702 809 192
e. drawlings@lsh.co.uk

**HELLIER
LANGSTON**

02382 022111

hlp.co.uk

Matt Poppett
t. 07971 824 525
e. matt@hlp.co.uk

Andy Hellier
t. 07930 661 782
e. andy@hlp.co.uk

Lambert Smith Hampton and Hellier Langston for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of Lambert Smith Hampton and Hellier Langston has any authority to make or give any representation or warranty whatever in relation to this property. MARCH 2026. Designed by [threesixtygroup](#)