

Unit 5 Kites Croft

**9,588 sq ft
(890.7 sq m)**

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

- **8m Eaves Height**
- **150 kVA power**
- **Office space**
- **Secure yard**

Warsash Road, Fareham, PO14 4LW





Key Features

Warehouse

- 8m eaves height
- 7m haunch height
- Floor loading 35kn/m²
- 150 kVA power supply
- LED lighting
- Clear span warehouse
- 2x 5.4 x 5.0m electric up and over doors
- B1(c), B2 and B8 use
- 10% day light panels

Office

- Suspended ceiling with LED lighting
- Office areas fully carpeted
- Kitchen area
- VRF air conditioning
- Ground & first floor WC's & ground floor accessible WC
- Glazed entrance lobby
- 8 person passenger lift

External

- Front car park with 14 spaces
- Secure concrete yard
- 25m yard depth



Location

SAT NAV: **PO14 4LW** 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.



M27 (J9)



Unit 5

National Maritime Operations Centre



Under Offer



M3

A27

M27

FAREHAM

A2030

PORTSMOUTH

SOUTHAMPTON

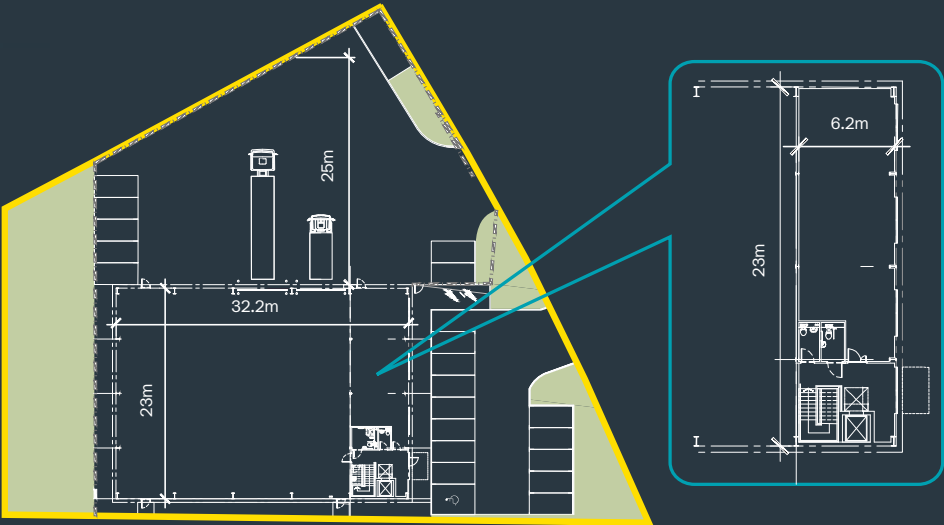
Description

Unit 5 is a traditional steel portal frame building clad with insulated profile metal sheet to the elevations and roof. The roof is interspersed with approximately 10% roof lights. The external elevations of the building are a mix of profile metal sheet and full height glazing.

Externally the unit benefits from a tarmac car park in front of the offices and a secure concrete yard to the side of the unit which is triangular in shape. Access to the unit is via 2 ground level electric up and over doors.

Accommodation (GIA)

Unit 5	SQ FT	SQ M
Warehouse & ancillary areas	8,025	745.5
First Floor Offices	1,563	145.2
Total	9,588	890.7



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 2026 Rateable Value is £144,000.

Legal Costs

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

EPC

The current EPC is C-59.

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