

Unit 3 Kites Croft

**158,241 sq ft
(14,701.1 sq m)**

Headquarters Warehouse & Distribution Unit
in close proximity to M27 (J9)

- 15.34m Eaves Height
- 84m Yard Depth
- 8 Dock Loading Doors & 1 Grade Level Door
- 16,500 Narrow Aisle Pallet Spaces in Current Configuration with Concrete Mezzanine
- Grade A Office Accommodation
- 300 On-Site Parking Spaces
- Optional 57,789 SQ FT Concrete Mezzanine Floor

Warsash Road, Fareham, PO14 4LW



Key Features

Warehouse

- Highest point of ridge 17.05m
- Eaves height 15.34 m
- Haunch height 14.28 m
- Warehouse LED lighting
- Warehouse warm air heating system
- Sprinkler system
- 1x Level access electric loading door
- 8x dock level loading doors with dock levellers
- 15% roof lights
- Optional 57,789 SQ FT picking & packing storage mezzanine

Office Area & Amenities

- Suspended ceiling with LED lighting
- Raised floors with carpeting
- Air conditioning
- Toilets and break-out areas on every floor
- Canteen & shop
- Medical & server rooms
- Main & security receptions
- Showers and changing facilities

External

- 300 car parking spaces
- Large secure concrete yard (1.70 acres)
- Maximum yard depth 84m
- Minimum yard depth 48.5m
- Sprinkler tank
- Backup generator



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

The Unit 3 was built in 2004/5 as a design and build premises for Estee Lauder. The unit comprises a 3 bay distribution warehouse constructed on 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 office accommodation is located at the front of the building in a 3-storey purpose-built pod. The external elevations are mainly glazed interspersed with horizontal micro rib cladding.

Internally the office building has a central core with 2 lifts, a staircase and male, female and accessible toilets on each floor with a kitchen and breakout area. The ground floor area has a main reception which also leads to the fully fitted shop. There is separate staff entrance with security desk which provides access to the core area, a large on-site canteen with fully fitted kitchen, medical room and WCs with shower. The 1st & 2nd floors are mainly open plan office accommodation with glazed partitioned offices and meeting rooms running along the back walls.

The warehouse area is high bay with large concrete mezzanine floor cover 50% of the floor area used for picking and packing located above the loading and unloading area. The other 50% is fitted out with high bay racking with integrated sprinkler system. The warehouse is lit with high bay LED lights and heated by warm hot air piped through high level aluminium ducting. The warehouse area is served by a single grade level loading door and 8 dock level loading doors. The yard is surrounded by a 2.4 m high palisade fence with lockable security gates and a barrier-controlled yard during operational hours. Located at the front and other side of the warehouse and office is a 300-space car park with one way system.

Rent

On application.

Rates

We understand from the Valuation Office website, that the current 2026 Rateable Value is £1,500,000.

Terms

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

Legal Costs

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

EPC

The current EPC is C-72.

Accommodation (GIA)

Unit 3	SQ FT	SQ M
Ground Floor Warehouse	113,932	10,584.6
Ground Floor Offices	13,713	1,274
First Floor Offices	13,644	1,267.6
Second Floor Offices	13,644	1,267.6
Third Floor Plant Room	3,308	307.3
Total	158,241	14,701.1
Optional Concrete Mezzanine Floor	57,789	5,368.8

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