



Unit 26 Regents Trade Park, Barwell Lane, Gosport, PO13 0EQ

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,747 sq ft / 162.30 sq m
Rent	£24,000 per annum
Service Charge	£528 per annum
Rateable Value	£14,750
EPC Rating	C (62)

Key Points

- To Let
- Established Trade Location
- Backs on to busy Main Road
- Various Uses Considered (STP)
- Close to Fareham Town Centre & Access To M27 Motorway Network
- Allocated Parking

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Description

The property is a semi-detached, end of terrace steel portal frame industrial unit with part brick and part clad elevations with clad and insulated roof incorporating approximately 10% roof lighting.

The property benefits from having a full height up and over loading door along with mezzanine, kitchenette, 3 parking spaces, and W.C. with basin. Internally the building benefits from having an initial open plan workshop space, mezzanine floor incorporating storage, and further under mezz workshop/storage area.

Location

Regent Trade Park is located approximately 1 mile south of Fareham Town Centre. Located on the east side of Fareham Road just to the south of junction Wynch Lane and north of Lederle Lane. Access is either direct from Fareham Road or via Lederle Lane. Egress must be via the traffic lights controlled junction off Lederle Lane.

The subject building is part of the 5th block into Barwell Lane and Regent Trade Park, from the Fareham Road (A32).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,180	109.63	Available
Mezzanine	567	52.68	Available
Total	1,747	162.31	

Specification

- * Min Eaves to Roof 5m
- * Min Eaves under Mezz 2.8m
- * Full Height up and over sectional loading door: 4m (h) x 2.7 (w)
- * LED Lighting
- * Kitchenette
- * Steel Portal Frame Structure
- * Power Floated Concrete Floors
- * High Quality Cladding & Brick Fascia
- * 3 Allocated Parking Spaces
- * W.C. & Wash Hand Basins

Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed, at a rent of £24,000 pax.

Business Rates

Rateable Value £14,750; Source - VOA/HMRC.

You are advised to make your own enquiries to the local authority in this regard.

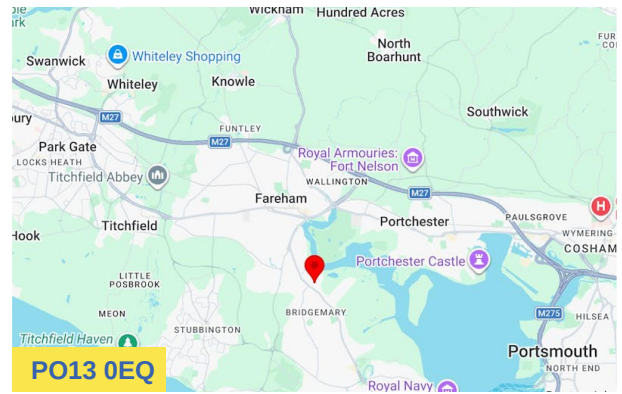
Other Costs

Service Charge - £528 + VAT for the current service charge term.

Building insurance will be payable - further details on request.

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - VAT is applicable.



Viewing & Further Information

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