



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Units 30-32 Palmerston Business Park,
Newgate Lane, Fareham PO14 1DJ
Warehouse/Industrial Units**



KEY FEATURES

8,278 – 18,913 sq. ft. (769 – 1,757 sq. m.)

Easy access to M27 motorway network

Secure Yard / Loading

Available Spring 2023

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Industrial/Warehouse Space

Description

Units 30-32 are constructed of steel portal frame with profile cladding and part brick and block walls under a pitched roof incorporating translucent panelling. They are modern in character with loading bay into the warehouse with first floor offices.

The premises benefit from the following:

- Loading doors (3m high x 3.5m wide)
- Allocated parking spaces
- Eaves height 7m (max)/6.2m (min)
- Translucent roof panelling (natural lights)
- Male and female WCs

Accommodation

The property has been measured and has the following approximate gross internal areas:

Unit 30-31	sq. ft.	sq. m.
Ground Floor	9,957	925
First Floor	678	63
Total	10,635	988

Unit 32	sq. ft.	sq. m.
Ground Floor	7,944	738
First Floor	334	31
Total	8,278	769

Both units can be combined to create one single warehouse.

Terms

Available on a new full repairing and insuring lease for terms to be agreed.

Rent

£10.50 per sq ft

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Warehouse and premises - £92,500

This will be reassessed based on the units being split.

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

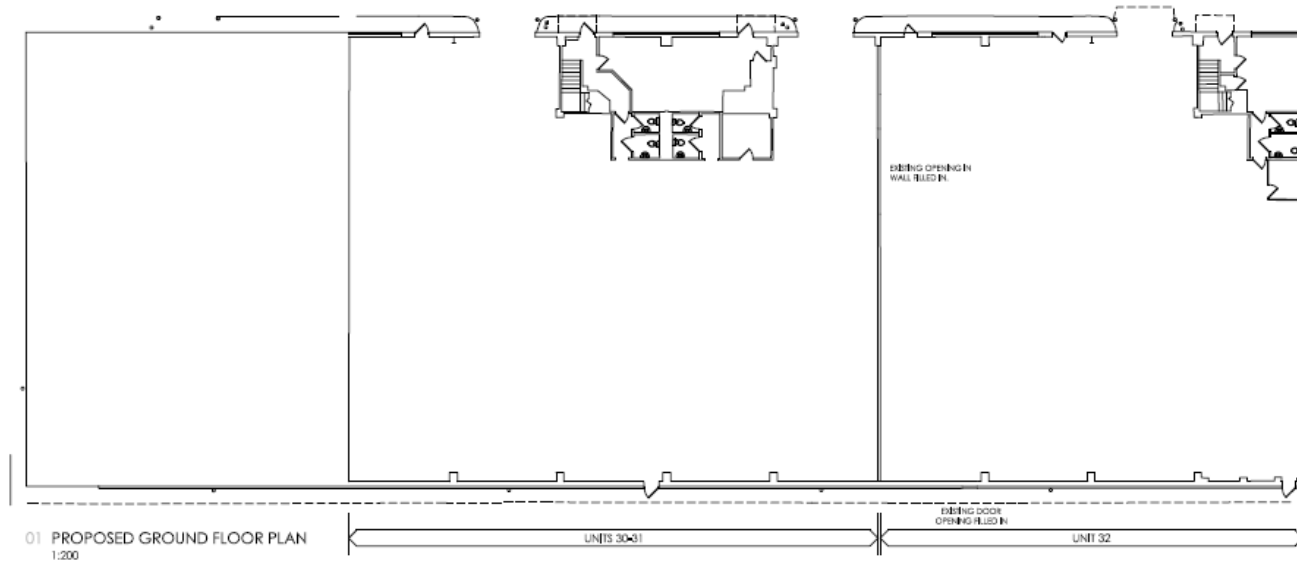
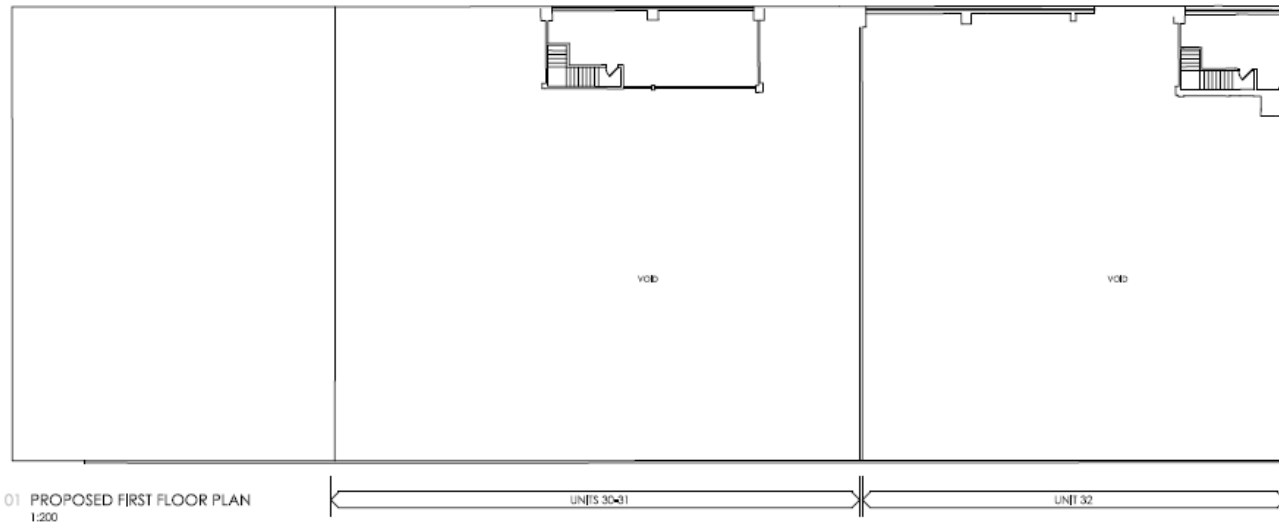
Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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Industrial/Warehouse Space



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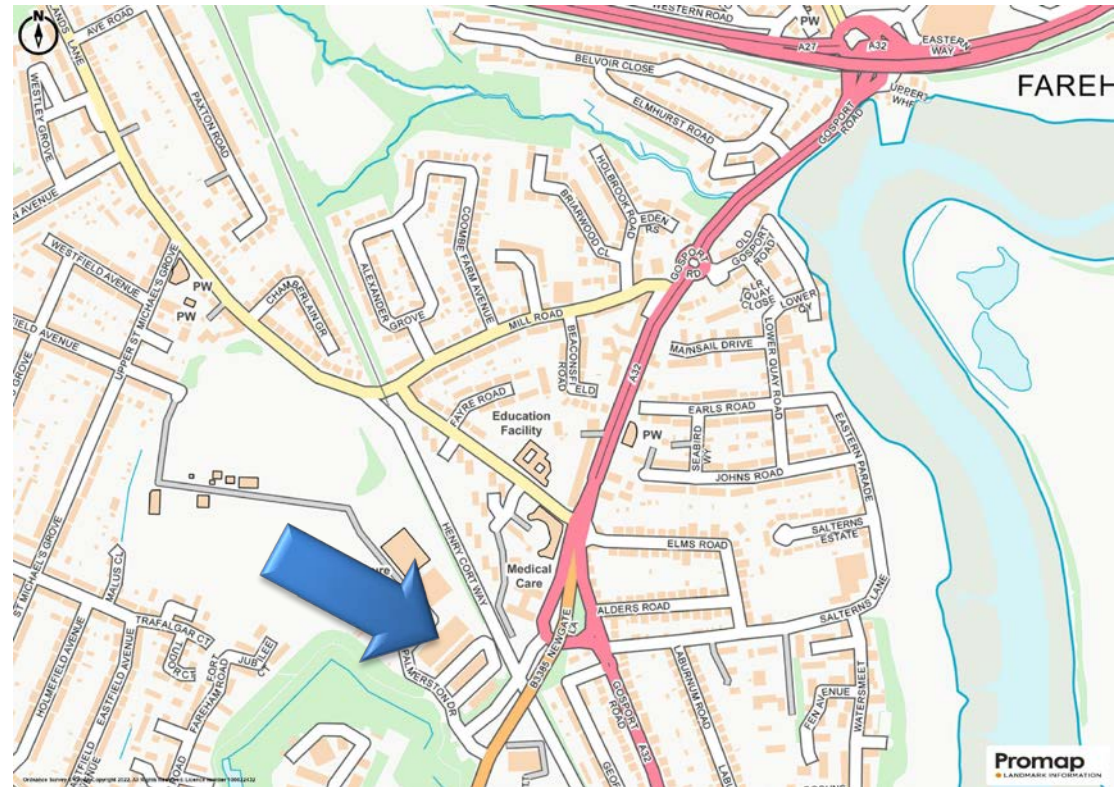
Industrial/Warehouse Space

Location

Palmerston Business Park is located approximately 1 mile south of Fareham town centre, providing excellent accessibility to both the A27 and M27. Junction 11 of the M27 links direction to Portsmouth, approximately 8 miles to the east and Southampton approximately 15 miles to the west.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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