



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Unit 3 Sopwith Park, Concorde Close, Segensworth  
North, Fareham PO15 5RT**

**Detached Warehouse / Light Industrial Unit With Large Secure Yard**



## KEY FEATURES

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**To be refurbished**

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**3,057.86 sq m (32,915 sq ft)**

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**Block paviour car park**

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**Secure concrete yard**

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**8.72 m eaves height**

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**7.91 m haunch height**

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**9.39 m Ridge height**

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**2 x 3.62 m (w) x 4.41 m (h) up  
and over loading doors**

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Unit 3 Sopwith Park, Concorde Close, Segensworth North, Fareham PO15 5RT

### Description

Unit 3 comprises a modern detached industrial / warehouse unit with large secure yard. The unit is constructed on a steel portal frame with part brick, part micro rib profile metal sheet elevations under an insulated profile metal sheet roof with intermittent roof lights.

Personnel access from the front block paved car park is via the full height tinted glazed curtain wall. Internally the unit has a large ground floor reception leading to the toilets and warehouse area or to the 1st floor offices which will be made open plan and refurbished to a modern standard.

The warehouse area has a central line of columns and 3 rear up and over loading doors leading to the rear secure yard.

### Accommodation

The property has been measured to GIA as follows:

	Sq M	Sq Ft
<b>Warehouse and ground floor</b>	2,835.70	30,524
<b>1<sup>st</sup> floor office</b>	222.16	2,391
<b>Total GIA</b>	3,057.86	32,915



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### Terms

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

### Guide Rent

£428,000 per annum exclusive.

### Service Charge

1st January 2023 – 31st December 2023: £9,478.41

### Building Insurance

01 Jun 2022 to 31 May 2023 : £13,748.10

### Business Rates

According to the Valuation Office website the premises has a Rateable Value from April 2023 of £290,000

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### EPC

C-58

### Specification

#### Warehouse areas

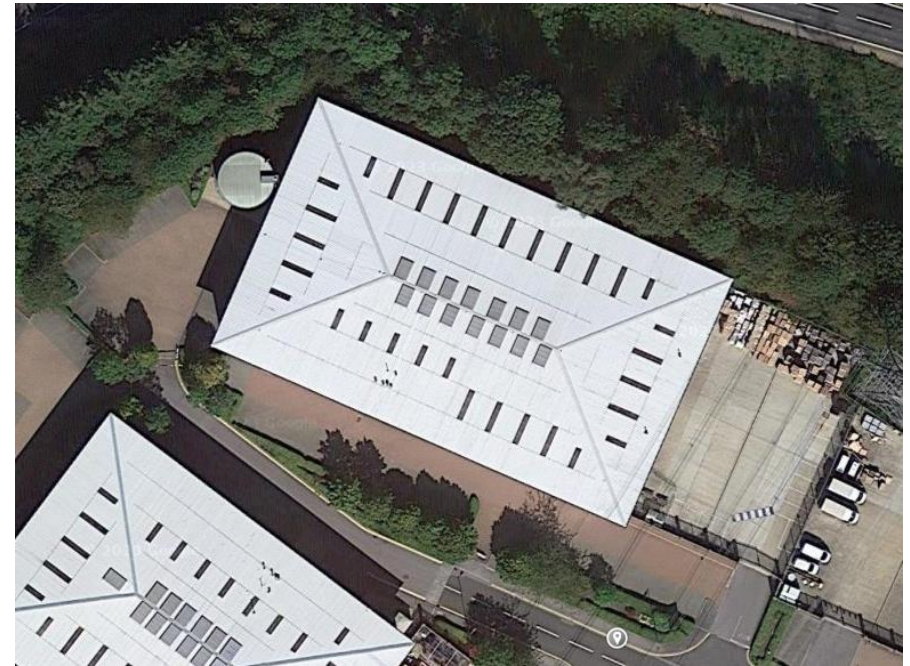
- 8.72 m eaves
- 7.91 m haunch
- 9.39 m ridge
- 3 x electric up and over loading doors 3.62 m wide by 5.22 m high
- Warehouse light lights
- 10% daylight panels
- Insulated profile metal sheet roof and elevations
- Internal blockwork walls to 2m
- 3 phase 225KVA electrical supply
- Mains gas connection
- Mains water and drainage
- Smoke vents and smoke curtain
- Secure concrete yard

#### Offices and ancillary area

- 1st floor offices
- Carpet
- Perimeter trunking
- Air conditioning
- Suspended ceilings with LED lighting
- Reception area
- Kitchen/rest area
- GF floor male, female & disabled WC
- 1st Floor WC's

#### ESG

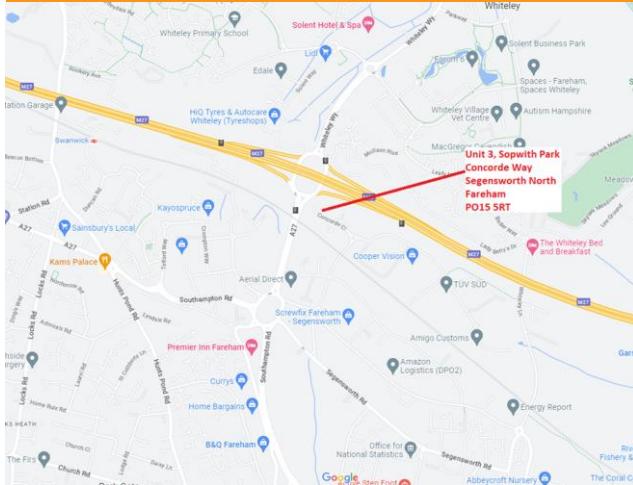
- Solar PV – 75 panels
- EV charging
- VRF Air conditioning
- PIR LED Lighting



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Location	Miles	Kms
J9 M27	1	1.61
A3(M)	14.8	23.82
Fareham Town Centre	7.1	11.43
Junction 5 M27 (Southampton Airport)	9.9	15.39
Portsmouth Docks	11.5	18.50
Southampton Dock Gate 20	17.2	26.68

### Location

Sopwith Park is accessed off Concorde Close from Concorde Way and is part of the Segensworth North Industrial Estate.

The motorway can be reached via Witherbed Lane and Segensworth Road which links with Segensworth Roundabout. The Segensworth Roundabout links with A27 and J9 of the M27.

### Viewing

Strictly by appointment with the joint sole agents:

Hellier Langston 023 8202 2111

Matthew Poptlett

Lambert Smith Hampton 01489 579 579

Elise Evans

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