



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**Unit 7 Fulcrum 1, Solent Way, Whiteley,
Fareham PO15 7FE
Industrial/Warehouse Unit**



KEY FEATURES

5,038 sq. ft. (468.05 sq. m.)

Plus 2,823 sq. ft. mezzanine

Ground & first floor offices

4.65m eaves height

Forecourt loading and car parking

Easy motorway access

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Industrial/Warehouse Unit

Description

The property comprises a modern mid-terrace light industrial unit with ground and first floor offices.

It is of traditional portal frame construction clad with micro-cladding under a pitched micro-clad roof with approximately 10% natural roof lights.

The warehouse benefits from the following –

- sodium and suspended strip lighting
- Ceiling mounted gas fired heat blower
- 4.65 metre wide manually operated concertina loading door.
- 6m minimum eaves

The offices have the following amenities –

- Suspended ceiling with recessed lighting
- Perimeter trunking
- Wall Storage units
- Gas fired central heating and comfort cooling
- WC and canteen

Mezzanine floors have been installed to the rear and side, the latter of which links to the first floor offices.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

	sq. ft.	sq.m.
Ground Floor	4,641	431.16
First Floor	397	36.88
Rear Mezzanine	1,346	125.05
Side Mezzanine	1,477	137.22
TOTAL:	7,861	730.31

The landlord is flexible over removing all or parts of the mezzanine floor if required.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

On application.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Workshop and premises - £38,000

Source:

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

Energy Performance Certificate

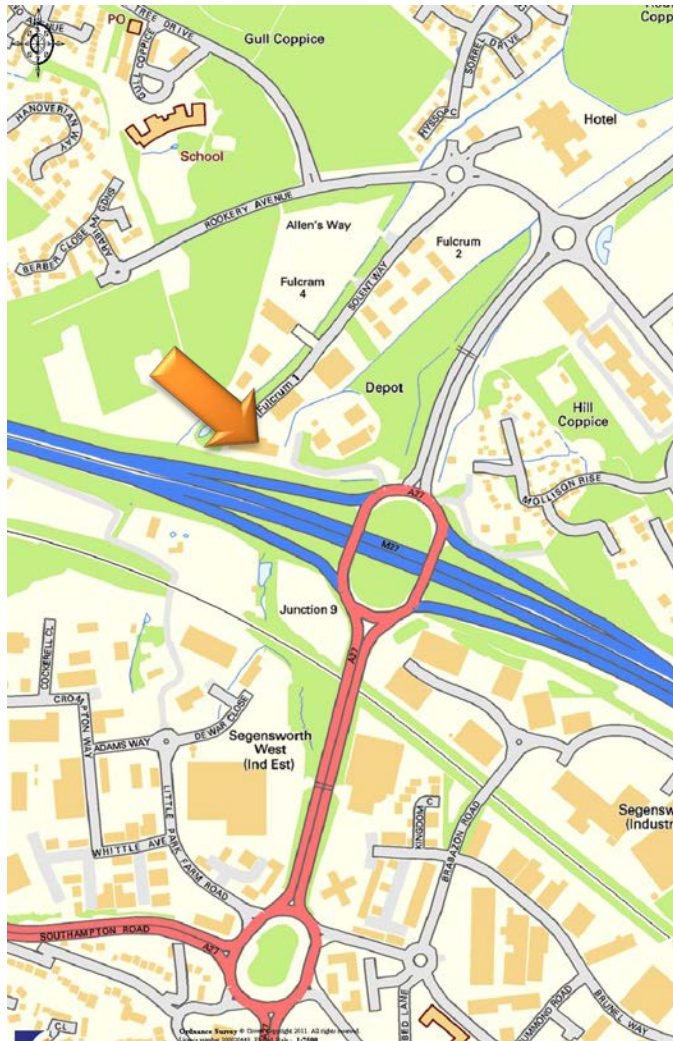
Rating – C56

Legal Costs

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

TO LET

Industrial/Warehouse Unit



Location

Fulcrum 1 is located on Solent Business Park, Whiteley, an established and popular business park with immediate access to Junction 9 of the M27. Whiteley is an established town with Tesco superstore and petrol station, cinema, Marks and Spencer, Next and a variety of restaurants.

A new Lidl opened recently on Solent Way and Solent Hotel is located on Rookery Avenue with restaurant and spa facilities. Other occupiers in Fulcrum 1 include FOC International Ltd, C-Quip and HBS Group Southern, Moody Decking and Tyre Shop.

Viewing

Strictly by appointment through sole agents Hellier Langston.

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