



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**Unit 2c Fitzherbert Spur, Farlington,
Portsmouth PO6 1TT
Semi Detached Business Unit with Mezzanine**



KEY FEATURES

6,546 sq. ft. (608.1 sq. m.)

Excellent transport links

Mezzanine storage

Air conditioned office / showroom

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

Detached Industrial/Warehouse Unit

Description

The property comprises a semi detached unit built c. 40 years ago of steel frame construction with brick and block cavity walls under a pitched roof which has been re-clad with modern profile steel plastic coated cladding, incorporating roof light panels.

The building currently provides a mix of warehousing, showroom, storage and offices. The office accommodation incorporates suspended ceilings, with LED lighting, perimeter trunking and an HVAC heating/cooling system. The area also has a kitchen area and unisex toilets.

There is a substantial mezzanine floor over the showroom / offices with sufficient loading facilities to access the mezzanine.



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:

Unit	Description	Sq. Ft.	Sq. M.
	Offices / Showroom	4,392	408
	Mezzanine	2,154	200.1
	Total	6,546	608.1



Terms

Available by way of a new lease for a term to be agreed.

Rent

£40,000 per annum

Rateable Value

To be re assessed.

Energy Performance Certificate

Rating C-71.

Legal Costs

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

To Let

Detached Industrial/Warehouse Unit

Location

Fitzherbert Spur is located within the well-established Farlington Industrial estate, which is located approximately 6.4km (4 miles) north east of Portsmouth city centre. The area is popular due to its good communication links to the local road network, motorway and the city centre.

Access to Fitzherbert Spur is via the Eastern Road (A2030), which is one of the main arterial routes into the city. It also provides direct access to the Havant by-pass (A27), which in turn provides access to the M27 (Southampton) and A3(M) (London).

The area surrounding the property is mixed comprising industrial with occupiers including Nevada Radio, Camberley Auto Factors Ltd, Hopelake Food Group and Howdens Joinery Co., retail occupiers including Sainsbury's and B&M and trade counter occupiers.



Viewing

Strictly by appointment with sole agents Hellier Langston.

Call us on: **01329 220 111** Visit: **www.hlp.co.uk**



Andy Hellier
d: 01329 225744
m: **07930 661782**
e: andy@hlp.co.uk

Hellier Langston
F7 Fareham Heights
Standard Way
Fareham
PO16 8XT
01329 220 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

01329 220 111
www.hlp.co.uk



Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with