



REDUCED RENT



Unit D2, Segensworth Business Centre, Fareham, PO15 5RQ

Industrial/Business Premises

Summary

Tenure	To Let
Available Size	3,454 sq ft / 320.89 sq m
Rent	£29,500 per annum
Service Charge	£760.80 per annum
Business Rates	Upon Enquiry
EPC Rating	D (89)

Key Points

- Well located modern industrial unit
- Good loading area and parking
- Benefits from a mezzanine floor
- Modern flexible space
- Close to junction 9 of the M27



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Description

A mid-terrace modern industrial unit of steel portal frame construction with profile clad elevations and roof incorporating translucent roof lights. Unit D2 is fitted to a high specification with offices built underneath the mezzanine floor along with toilets and a kitchen area. The remainder of the space is open plan ready for an incoming tenants fit-out. The building benefits from having an electric up-and-over loading door, 5.5 metre ease height and three phased power.

Location

Segensworth Business Park is located within two miles of junction 9 of the M27 motorway, strategically positioned mid-way between Southampton and Portsmouth. Both Southampton International Airport and Southampton Parkway mainline railway station are within easy reach.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Unit - Ground floor	2,703	251.12	To let	Available
Unit - Mezzanine Floor	750	69.68	To let	Available
Total	3,453	320.79		

Specification

- Power floated concrete floor
- Sodium warehouse lighting
- 10% roof lights
- CAT 2 lighting (within office area)
- Aluminium double glazing
- Three phased power
- Gas space heater
- Mezzanine floor
- Staff room with kitchen
- Disabled WC & male/female WC
- Parking for 5 cars plus loading area

Viewings

Strictly by appointment with the sole agent.

Terms

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

Business Rates

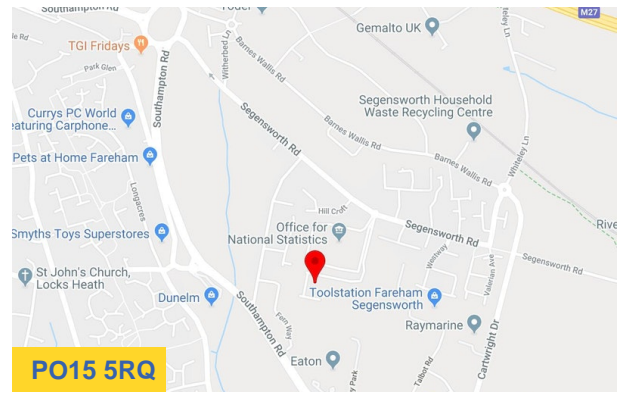
Rateable Value: £21,750

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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

A deposit may be required subject to referencing.



Viewing & Further Information

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