

Marketing Brochure

UNIT 1 - TO LET

**Kiln Acre Business Centre,
Wickham Road, Fareham, Hampshire, PO16 7JS**



Summary

Unit 1 Kiln Acre Business Centre offers two floors with multiple options / opportunities for usage such as Industrial, Warehouse, Distribution, Retail, Leisure, Office / Workshop. The building is constructed with a steel portal frame, block and brick cladding with double glazed windows throughout. The building has a modern insulated pitched steel and translucent panel roof.

Unit 1 has excellent direct road frontage onto the Wickham Road offering excellent visibility, passing trade and marketing for your company.

Ground floor - 479.90 Sq M / 5165.60 Sq ft

First floor (Mezzanine) heavy load bearing steel structure - 268.2 Sq M / 2885.4 Sq ft

Total space - 748.1 Sq M / 8051 Sq ft

Available From April / May 2024

If you have any questions or wish to view the premises, please contact us:

management@kilnacre.com

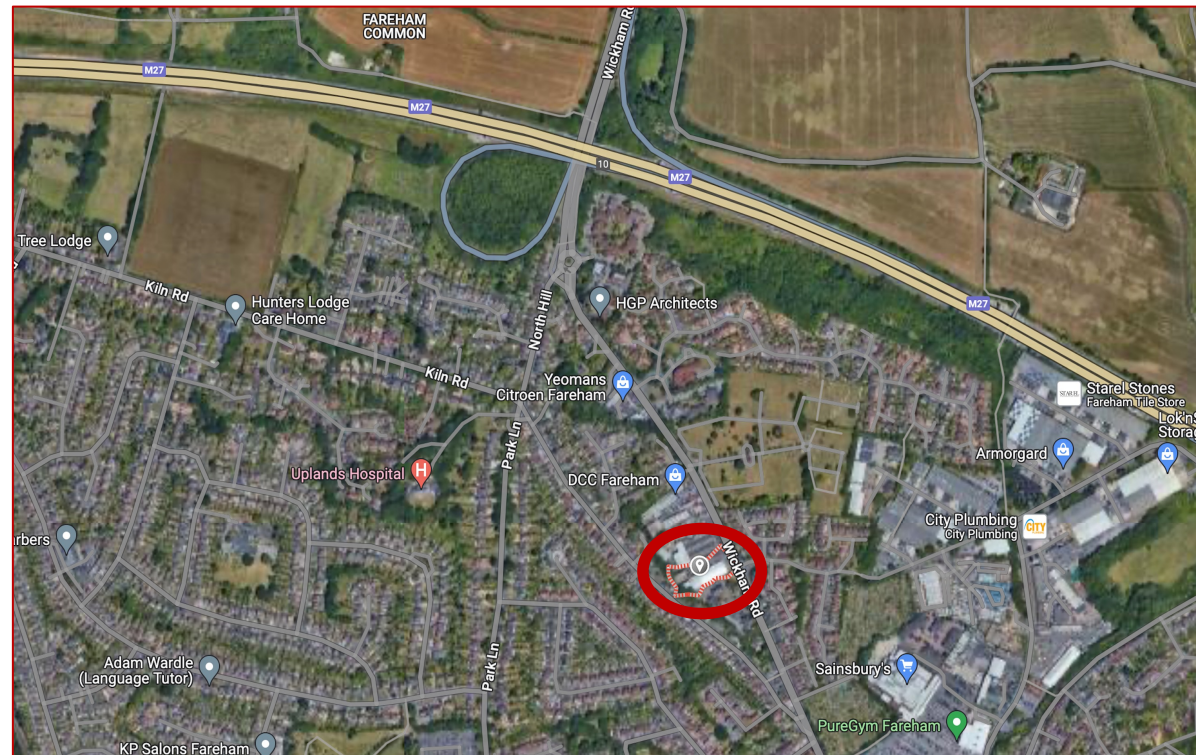
www.kilnacre.com

or call Kiln Acre Partnership on **07787512421**

Location

Kiln Acre Business Centre is ideally located, providing excellent accessibility to the M27, A32 and A27. Situated approximately half a mile North of Fareham Town Centre. Access is immediately onto Wickham Road and near to the Wellbourne villiage New development.

Unit 1 has excellent direct road frontage on to Wickham Road offering excellent visibility, passing trade and marketing for your company.



Key Points

Ground Floor: 479.90 Sq M / 5165.60 Sq ft

First Floor (Mezzanine) heavy load bearing steel structure: 268.2 Sq M / 2885.4 Sq. ft

Total space - 748.1 Sq M / 8051 Sq ft

7.5 M Ridge

6 M Eaves / Haunch

Concrete Loading Apron door

1X Steel Sliding Door - 3.6 (w) x 3.6 (h) WC

Gas & 3 Phase Electricity

2 Personnel / customer door

UPVC Double Glazed windows & Doors EPC - C72

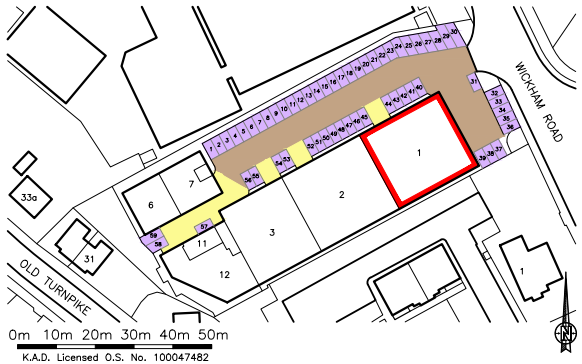
Floor Plan

Please note that all internal walls / Mezzanine can be altered according to your business requirements.

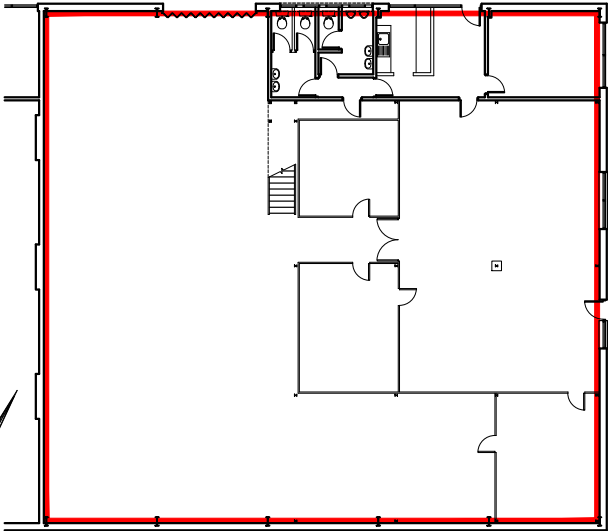
Rev	Revision	By	Date
K.A.D. Ltd The Gatehouse, Admirals Wood 7 Cobden Way Surrey Green Surrey GU11 7AT t: 01483 860 194 e: sam@k-a-d.co.uk			
Client KILN ACRE PARTNERSHIP			
Project KILN ACRE BUSINESS PARK WICKHAM ROAD, FAREHAM			
Drawing LEASE PLAN			
Scale 1:200@A4		Date NOV 2015	
Project No.	Sequential	Rev/Flr	Detail
KAD	01	A	SK1

- Road Access
- Parking
- No Parking

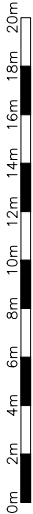
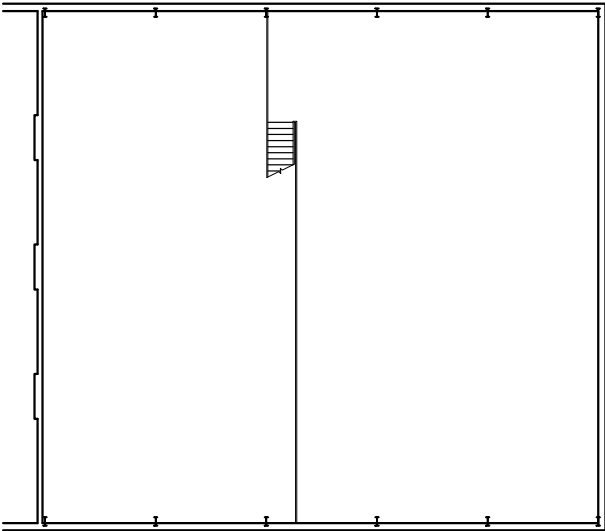
LOCATION PLAN
1:1250



GROUND FLOOR
479.90sqm/5165.60sqft



FIRST FLOOR



Kiln Acre – Unit 1 EPC

Energy Performance Certificate Non-Domestic Building



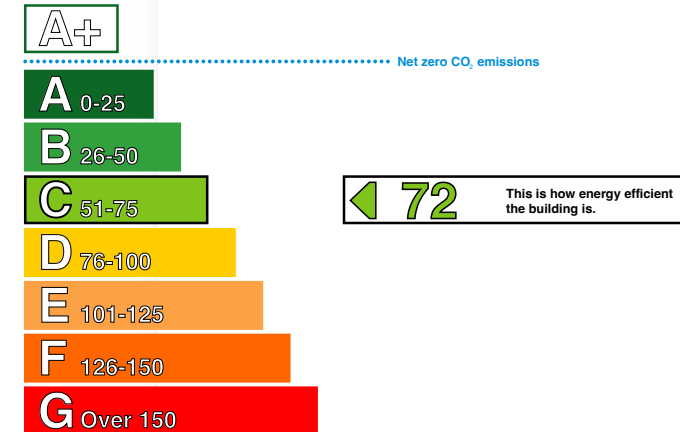
1 Kiln Acre
Wickham Road
FAREHAM
PO16 7JS

Certificate Reference Number:
0493-9159-4630-9800-3003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 534
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 31.29

Benchmarks

Buildings similar to this one could have ratings as follows:
44 If newly built
82 If typical of the existing stock