



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE

Dartmouth Buildings, Fort Fareham Industrial Site, Newgate Lane, Fareham PO14 1AH
Freehold Industrial/Office Investment



KEY FEATURES

For sale on behalf of Joint Administrators

Popular commercial location

Asset management potential

Established tenant base

Offers in excess of £1 million

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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Description

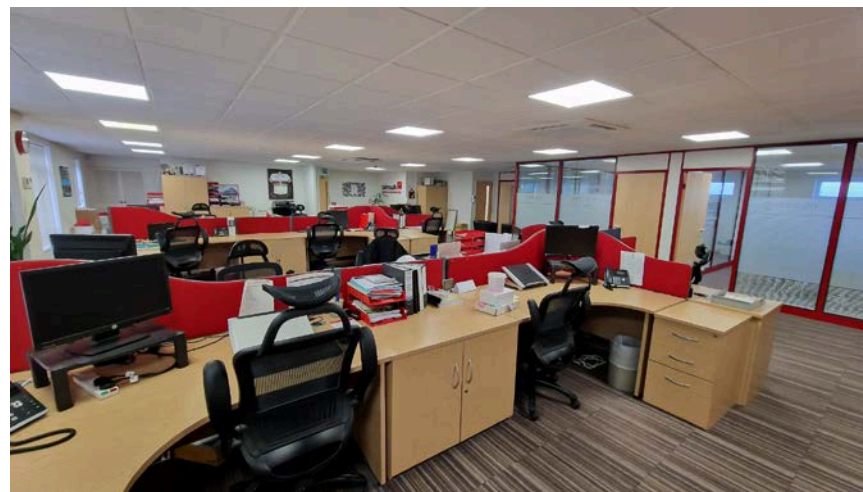
Dartmouth Buildings is a block of industrial and office units benefitting from good on-site parking.

Accommodation

The property has been measured and has the following approximate areas:

Unit No.	Tenant Name	Summary	SQ FT	SQ M
1	BVS	Industrial unit	1,172	109
2	BVS	Industrial unit with mezzanine	1,172	109
3	Vacant*	First floor modern air-conditioned open plan offices	3,403	316.1
4	Kashket & Partners	Ground floor open plan offices	1,120	104
5	Pennant	Ground floor open plan offices	1,120	104
6	Pennant	Ground floor open plan offices	1,216	113
7	Destin4	First floor modern air-conditioned open plan offices	1,070	100
8	Vacant*	Ground Floor small storage unit	Not measured	Not measured
The Galleries				
9 & 9a	BVS	Small workshop	532	49.4
10	Private Individual	Small workshop	855	79.4
11	Private Individual	Small workshop	743	69
12	Vacant*	Small workshop	884	82.1

*This space was formerly occupied by Dartmouth General Contractors who have gone into Administration.



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Tenancy Schedule

Unit No.	Tenant Name	S/D of Lease	E/D of Lease	Annual Rent	Break Clause
1	BVS	31/08/2017	31/08/2020	£8,500.00	
2	BVS	31/08/2017	31/08/2020	£8,500.00	
3	Vacant				
4	Kashket & Partners	01/04/2023	31/03/2028	£9,000.00	
5	Pennant	25/10/2019	24/10/2029	£9,530.00	25/10/2024
6	Pennant	25/10/2019	24/10/2029	£10,670.00	25/10/2024
7	Destin4	01/09/2022	31/08/2027	£10,000.00	
8	Vacant				
9	BVS	01/09/2017	31/08/2020	£3,400.00	
9a	BVS	01/09/2017	31/08/2020		
10	Private Individual	31/10/2017		£2,600.00	
11	Private Individual			£5,462.40	
12	Vacant				
	TOTAL			£67,662.40	

Data Room

Further information on leases etc, available on request.

Price

Offers in excess of £1million for the freehold interest.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Unit No.	Description	Rateable Value
1	Workshop and premises	£7,300
2	Workshop and premises	£9,200
3 & 8	Commercial unit and premises	£31,000
4	Offices and premises	£15,750
5	Offices and premises	£15,750
6	Offices and premises	£16,000
7	Commercial unit and premises	£9,000
9-10	Workshop and premises	£6,400
11	Workshop and premises	£5,000
12	Workshop and premises	£4,800

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

Energy Performance Certificate

Unit No.	Rating
1	D79
2	C65
4	B47
5-6	D97
7	C67
8	B28

Units 9, 10, 11 and 12 to follow.

Legal Costs

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

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Dartmouth Buildings – Arches



Unit 11



Unit 10



Unit 11 Internal

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Units 1 & 2



Unit 3



Unit 4



Unit 3

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Location

Dartmouth Buildings is an industrial development forming part of the established Fort Fareham Business Park. It is located at the northern end of Newgate Lane. There is mainly dual carriageway access to Fareham town centre and the M27 at Junction 11.

Viewing

Strictly by appointment through sole agents Hellier Langston.

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