



FAREHAM **REACH**

**TO LET**

**INDUSTRIAL / WAREHOUSE UNIT  
FULLY REFURBISHED**



**Unit 300**

**READY FOR OCCUPATION**

**42,995 sq ft** (3,994 sq m)



**Features:**

- New insulated profile metal sheet roof
- Ample car parking
- Secure site / 24 hour security
- 2 Dock and 1 Grade level loading doors
- Grade A air conditioned offices
- PIR LED Warehouse lighting

**Fareham Reach Business Park**  
Fareham Road, Gosport PO13 0FW

[www.farehamreach.co.uk](http://www.farehamreach.co.uk)

 **HELLIER  
LANGSTON**  
**01329 220 111**  
**02382 022 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)

**Lambert  
Smith  
Hampton**

**023 8033 0041**  
**01489 579579**  
[www.lsh.co.uk](http://www.lsh.co.uk)



■ **Location**

Fareham Reach is an established commercial area situated approximately 1 mile to the south of Fareham Town Centre, midway between Southampton and Portsmouth. There is excellent motorway access onto the M27 at Junction 11.

■ **Description**

Ready for immediate occupation, the premises have been refurbished with a new office entrance and new insulated profile metal sheet roof covering with daylight panels. The elevations are clad in profile metal sheet with new electric loading doors.

■ **Accommodation**

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

**Total**                      **42,995 sq ft**    (3,994 sq m)

The premises benefit from the following:

**Warehouse**

- Gas supply
- 3 phase power
- Painted concrete floor
- Ample car parking
- Onsite security Mon-Fri 0730-1630 with out of hours mobile patrols
- Perimeter fencing with gated entrances
- PIR LED warehouse lighting

- New insulated profile metal sheet roof
- 2 x Dock loading doors - 4.49m width by 4.51m height
- 1 x Grade level loading door - 4.48m width by 4.51m height
- Haunch height - 4.33m
- Eaves height - 4.83m

**Open plan office**

- PIR LED lighting
- 40kW Fujitsu Heat Recovery VRF Air Conditioning system
- Perimeter trunking with data and electric cable
- Internal warehouse viewing windows
- Carpets
- Male, Female and Disabled WC

■ **Terms**

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

■ **Rent**

Rent on application.

■ **Rateable Value**

**Unit 300:** Ratable Value: 2017: **£190,000**  
Source: [www.2017.voa.gov.uk](http://www.2017.voa.gov.uk)

■ **Energy Performance Certificate (EPC)**

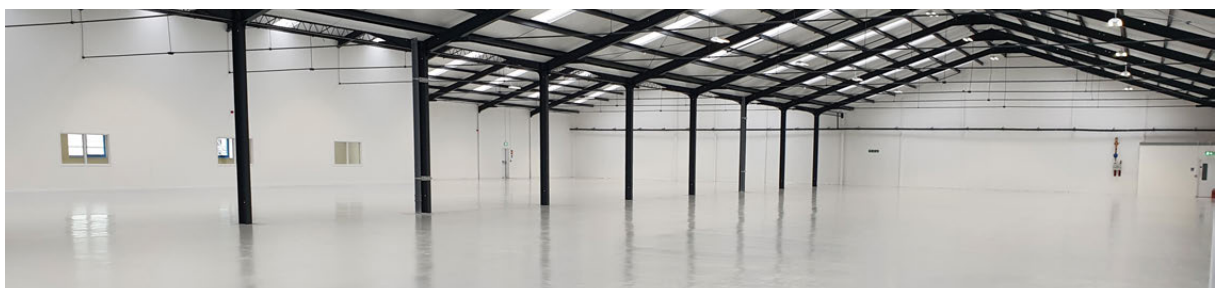
Rating to be confirmed after refurbishment.

■ **Service Charge**

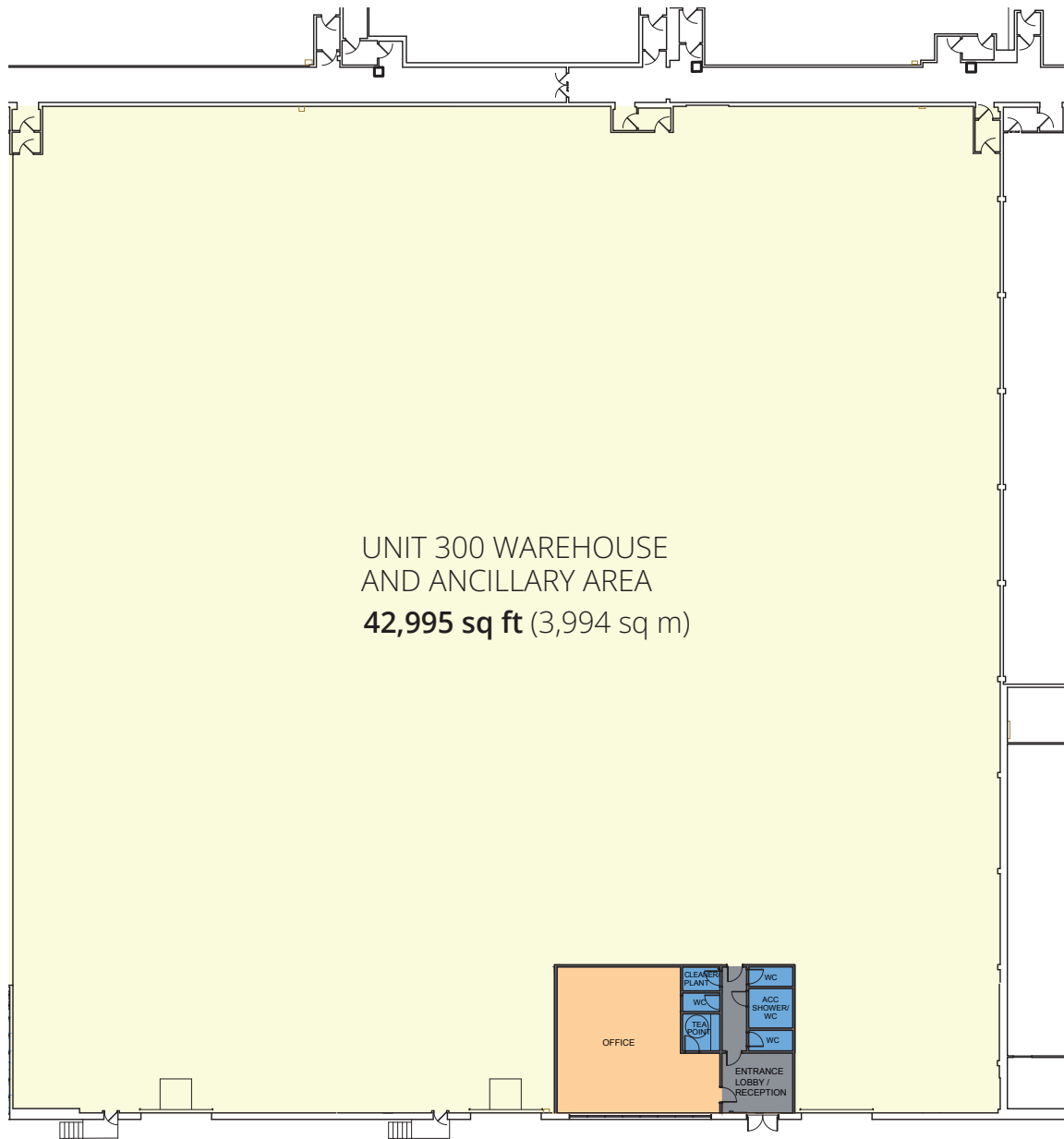
Upon Application.

■ **Legal Costs**

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



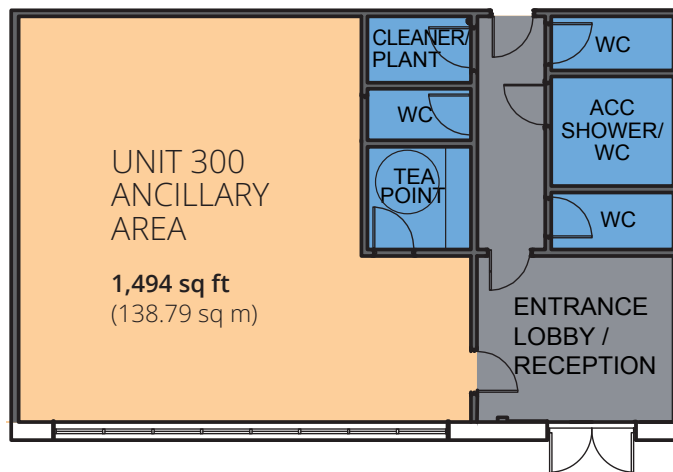
*Typical example of a Hermes Real Estate refurbishment.*



Office and ancillary area:  
**1,494 sq ft** (138.79 sq m)

Warehouse area:  
**41,501 sq ft** (3,855.44 sq m)

Total GIA:  
**42,995 sq ft** (3,994.23 sq m)



OFFICE CLOSE-UP



Aerial photograph of Fareham Reach Business Park looking south west.



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100022432.



# FAREHAM REACH

## Fareham Reach Business Park

Fareham Road, Gosport PO13 0FW

### Towns

Distance from  
Fareham Reach Business Park:

Portsmouth:	10 miles
Southampton:	16 miles
Winchester:	26 miles
Basingstoke:	45 miles
Bournemouth:	48 miles
Brighton:	55 miles
London:	78 miles

### Airports

Distance from  
Fareham Reach Business Park:

Southampton:	16 miles
Bournemouth:	45 miles
Heathrow:	75 miles
Gatwick:	73 miles

### Rail

Journey times from  
Fareham train station:

Southampton:	21 minutes
Portsmouth:	27 minutes
Salisbury:	52 minutes
Bournemouth:	66 minutes
Brighton:	78 minutes
London:	115 minutes

### Ports

Distance to major ports:

Portsmouth:	10 miles
Southampton:	16 miles
Poole:	52 miles



### Viewing

Strictly by appointment through joint sole agents:

#### Matthew Poplett

DDI: 02380 574512  
M: 07971 824525  
E: [matt@hlp.co.uk](mailto:matt@hlp.co.uk)

#### Andy Hellier

DDI: 01329 225744  
M: 07930 661782  
E: [andy@hlp.co.uk](mailto:andy@hlp.co.uk)

#### Elise Evans

DDI: 01489 663532  
M: 07703 393120  
E: [eevans@lsh.co.uk](mailto:eevans@lsh.co.uk)

#### Robin Dickens

DDI: 01489 579579  
M: 07977 519333  
E: [rdickens@lsh.co.uk](mailto:rdickens@lsh.co.uk)

**HELLIER  
LANGSTON**  
01329 220 111  
02382 022 111  
[www.hlp.co.uk](http://www.hlp.co.uk)

**Lambert  
Smith  
Hampton**  
023 8033 0041  
01489 579579  
[www.lsh.co.uk](http://www.lsh.co.uk)