



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

## 8 Sharlands Road, Newgate Lane Industrial Estate, Fareham PO14 1RD

### Open Storage Site



**Promap**  
LANDMARK INFORMATION GROUP

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## KEY FEATURES

Approx. 0.25 acres

Secure Fenced Site

£17,000 per annum

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**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT



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## Open Storage Site



### Location

Sharlands Road forms part of the established Newgate Lane Industrial Estate located just to the south of Fareham town centre and within two miles of the M27 Junction 11 (Fareham Central). There is mainly dual carriageway access to the M27 at Junction 11, Fareham Central, within two miles.

### Description

The site comprises a secure fenced, surfaced yard of approximately 0.25 acre. The site has been predominantly used in the past for the storage of motor vehicles, but would be suitable for a number of storage uses (subject to landlord's consent).

There are currently a number of small buildings on the site which could be retained or removed.

### Terms

The premises are available by way of a sub-lease or assignment of the current lease expiring 30<sup>th</sup> June 2020.

Alternatively a longer lease could be available with the landlord.

### Rent

£17,000 per annum exclusive.

### Legal Costs

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

### Viewing

Strictly by appointment through sole agents Hellier Langston.

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