

UNIT 1 STATION APPROACH FAREHAM PO16 OUT



PROMINENT WAREHOUSE/DISTRIBUTION UNIT TO LET

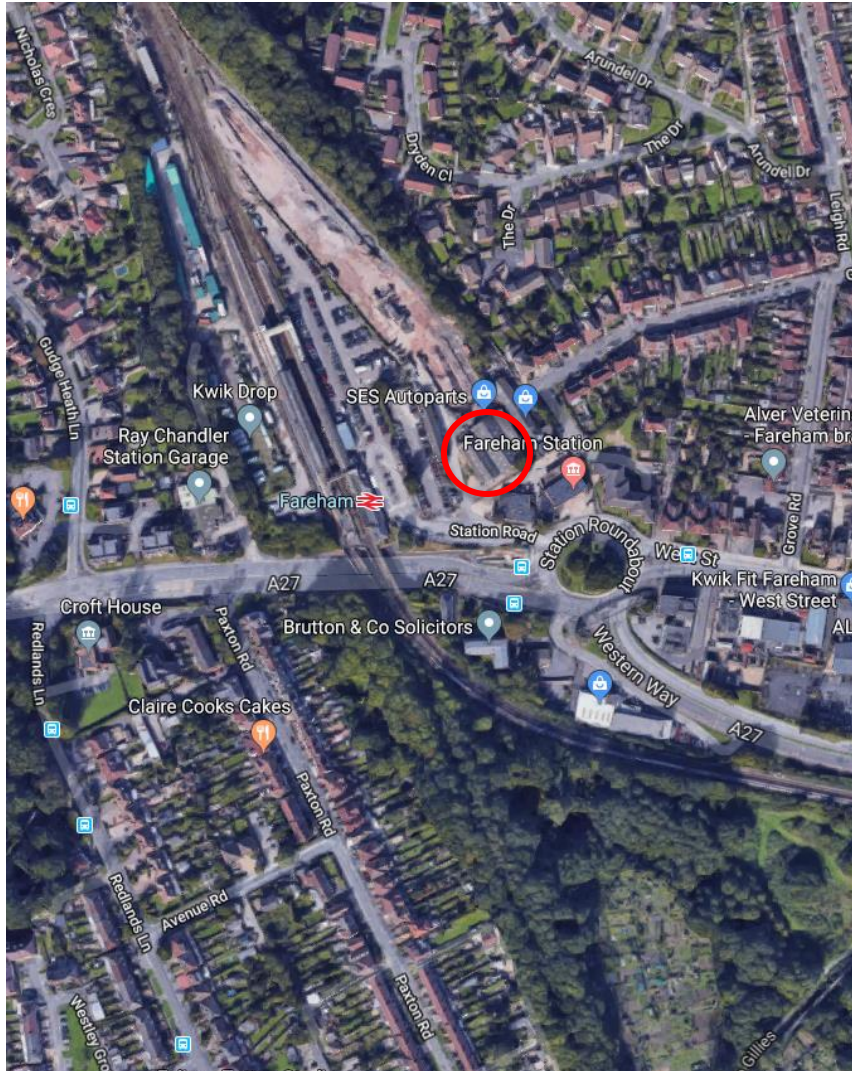


3,985 sq.ft (370.21 sq.m) Gross Internal Area

KEY FEATURES

- Prominent position to Railway Station
- Quick access to M27 (J11)
- Secure yard

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LOCATION

The property is located on Station Approach adjoining the Railway Station and opposite the busy roundabout to West Street and the A27 Fareham bypass, which provides direct access onto the M27 (J11).

Occupiers within the immediate vicinity include Fareham Garage, SES Autoparts, Station Body Shop and Fareham Fire Station.

There are ample local and national retailers located a short walk from the property along West Street and including Aldi, Hargrove Cycles, Kwik Fit, and Dominos Pizza. Further retailers and High Street banks are available at Fareham Shopping Centre under half a mile away.



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DESCRIPTION

This semi-detached industrial/warehouse building is of a concrete frame construction under a pitched sheeted roof incorporating translucent paneling with lower brick and cement profile clad elevations.

Internally the property benefits from:

- Loading access (approx. 2.67m x 2.171m)
- Three phase power
- Male and female WCs
- Gas central heating
- Mezzanine floor previously used as office/storage area.

There is a secure yard at the rear of the property.

TENURE

The property is available to let on a sublease or assignment of the current lease (expiring 1 May 2026 and subject to a rent review in May 2021).

TERMS

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Ground floor gross internal area	3,486	323.85
Mezzanine floor	768	71.32
Total gross internal area	4,254	395.17
Secure storage yard	602	55.92

EPC

To be assessed.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a Rateable Value of £35,750. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
February 2019

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