



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Unit 10 The iO Centre, Stephenson Road,  
Segensworth, Fareham PO15 5RU  
Modern Industrial/Warehouse Unit**



## KEY FEATURES

5,659 sq. ft. (525.77 sq. m.)

Modern end of terrace industrial unit

First floor offices

6m min eaves height

Allocated parking

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

# To Let

## Modern Industrial/Warehouse Unit

### Description

This modern end of terrace unit is built of steel portal frame construction with insulated clad elevations and pitch roof incorporating roof lights with sodium lighting throughout the warehouse. The warehouse / production area has a clear internal minimum eaves height of 6m (19'4") and benefits from reception, ground and first floor offices, WC's and kitchenette. The unit further benefits from an electric up and over loading door and 12 allocated parking spaces. The premises benefits from the following facilities/specification:

- Electric up and over loading door
- Ladies, gents and disabled WC's
- Double glazed windows.
- Electric heating to the offices.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and has the following approximate gross internal areas:

	sq. ft.	sq. m.
GF Warehouse/Offices	5,029	467.25
FF Offices	630	58.52
Total:	5,659	525.77

### Terms

The unit is available on a sub-lease or assignment.

The premises are available on the remainder of a 10 year full repairing and insuring lease for a term from 13<sup>th</sup> June 2018 (expiring 12<sup>th</sup> June 2028) with a rent review 13<sup>th</sup> June 2023. Current rent is £45,652 per annum exclusive.

Alternatively, the premises are available on a new lease direct from the Landlord.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Warehouse and premises - £42,000

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

To follow.

### Legal Costs

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

# To Let

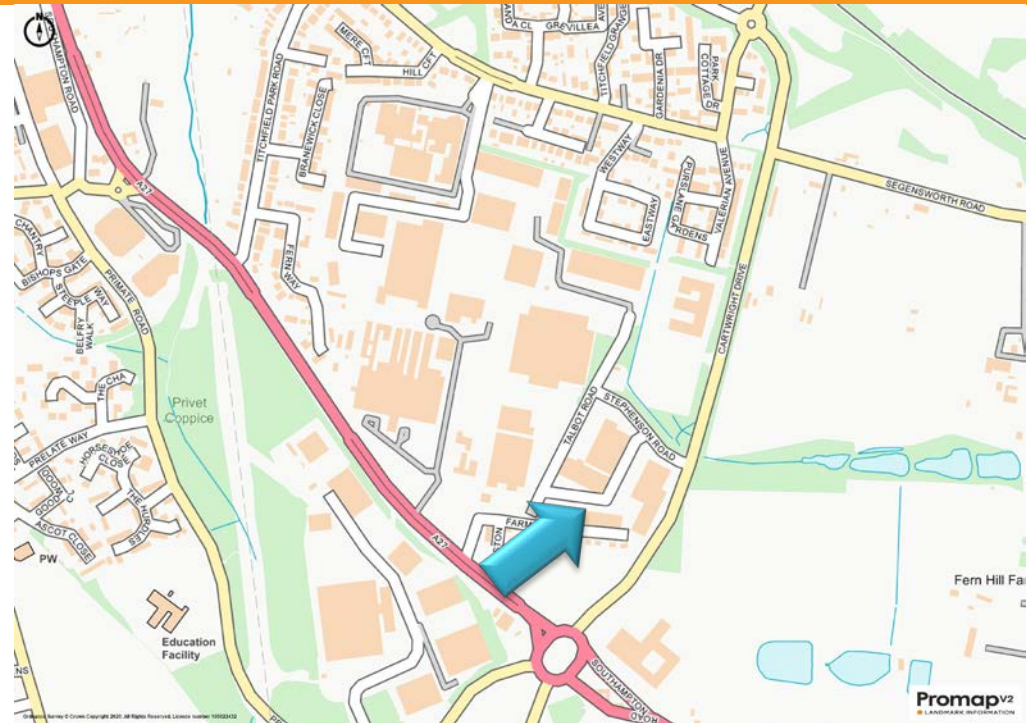
## Modern Industrial/Warehouse Unit

### Location

The estate is predominantly sited on the junction of Cartwright Drive and Stephenson Road on the main Segensworth South estate in close proximity to the Titchfield roundabout on the A27, with direct access within 2 miles of Junction 9 of the M27. Segensworth is a major employment area comprising some 3.5 million sq ft of commercial floor space located midway between major conurbations Portsmouth and Southampton. Thus the main South Coast M27/A27 motorway network and the M3 London trunk routes are very accessible.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



Call us on: **01329 220 111** Visit: **www.hlp.co.uk**



**Andy Hellier**  
d: 01329 225744  
m: **07930 661782**  
e: andy@hlp.co.uk

**Hellier Langston**

E1 Fareham Heights  
Standard Way  
Fareham  
PO16 8XT  
**01329 220 111**



**HELLIER LANGSTON**  
Commercial Property Consultants

**01329 220 111**  
**www.hlp.co.uk**



Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with