



**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**

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 6th 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 13th June 2018 (expiring 12th June 2028) with a rent review 13th 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

Energy Performance Certificate

To follow.

Legal Costs

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

To Let

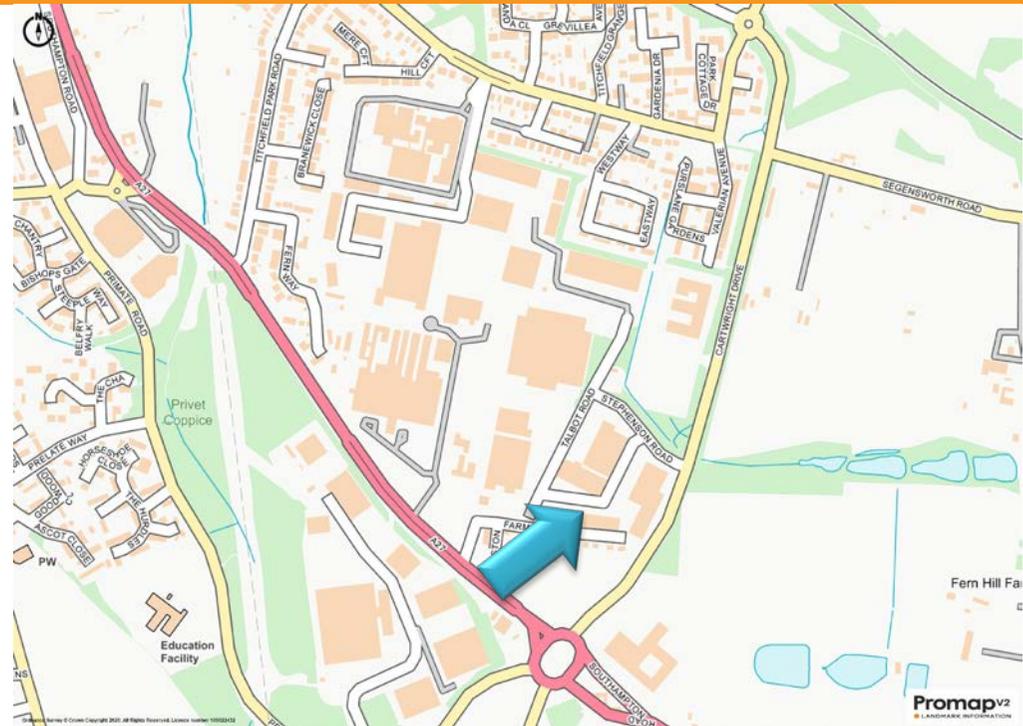
Modern Industrial/Warehouse Unit

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.



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