



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Unit O Fort Wallington Industrial Estate,  
Military Road, Fareham PO16 8TT  
Industrial/Warehouse Unit**



## KEY FEATURES

To be fully refurbished

15,921 sq. ft. (1,479 sq. m.)

Close to J11 of M27

Roller shutter doors

3 phase power

Office accommodation

Secure yard

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

**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

# To Let

## Warehouse/Industrial Unit

### Description

The property comprises single storey workshop accommodation. To the front of the workshop accommodation are single storey offices providing reception and toilets.

The main workshop is of steel-framed construction with profiled steel cladding above brick walling with corrugated asbestos roof covering.

Parking is provided to the front and south side of the building and there is also private access at the rear directly onto Military Road. The yard at the side has been fenced and gated off to provide a secure compound.

- 3 phase power
- Fitted office accommodation
- Roller shutter doors
- 1 mile from Junction 11, M27



### 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:

Unit	sq. ft.	m <sup>2</sup>
Warehouse	14,971	1,391
Ground floor offices	950	88.32
<b>Total</b>	<b>15,921</b>	<b>1,479.32</b>

### Terms

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



### Rent

£7 psf.

### Service Charge

Further information available on request.

### Rateable Value

Workshop and premises - £66,500

Source:

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

### Energy Performance Certificate

Rating D-80

### Legal Costs

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

# TO LET

## Warehouse/Industrial Unit

### Location

Fort Wallington comprises some 13 acres containing a range of various sized factories and warehouses. The Estate fronts Military Road at its junction with Pinks Hill which is linked to the M27 (Junction 11) via approximately 300 yards of dual carriageway. The M27 gives access to Portsmouth and Southampton and the A3(M), giving access to London from the M25. Fareham town centre is within approximately 2 miles.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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