

TO LET BY WAY OF LEASE ASSIGNMENT WAREHOUSE

Unit Q Fort Wallington Industrial Estate
Fareham, PO16 8TT

Key information

- ❑ Located in an established industrial location close to J11 M27
- ❑ Modern industrial unit with secure yard
- ❑ Good quality office accommodation and existing valeting facilities

Contact

Mark Frostick – 07785 522958
mark.frostick@rapleys.com

Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com



Location

The premises are located to the rear of Fort Wallington Industrial Estate which is located close to J11 of the M27.

Other nearby occupiers include SUEZ recycling, and Boarhunt Garage. The unit is accessed to the rear of the neighbouring workshop.

Fareham is located between Southampton and Portsmouth and has good transport links from the M27 and the nearby ports.

The borough has a population of 114,500 (source Fareham Borough Council).

Description

The premises consists of a traditional industrial unit of steel portal frame construction.

Internally there is ground floor reception supported with staff facilities and an office, with 3 further offices at first floor level.

The workshop currently provides an internal valeting area along with storage space.

The site is surrounded by secure fencing with access to the unit via a single electric roller shutter door to the rear of the building.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Tenure

Leasehold

Terms

The property is available by way of lease assignment. The property is held on a lease expiring February 2027 at a current passing rent of £49,552 per annum.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £39,000.

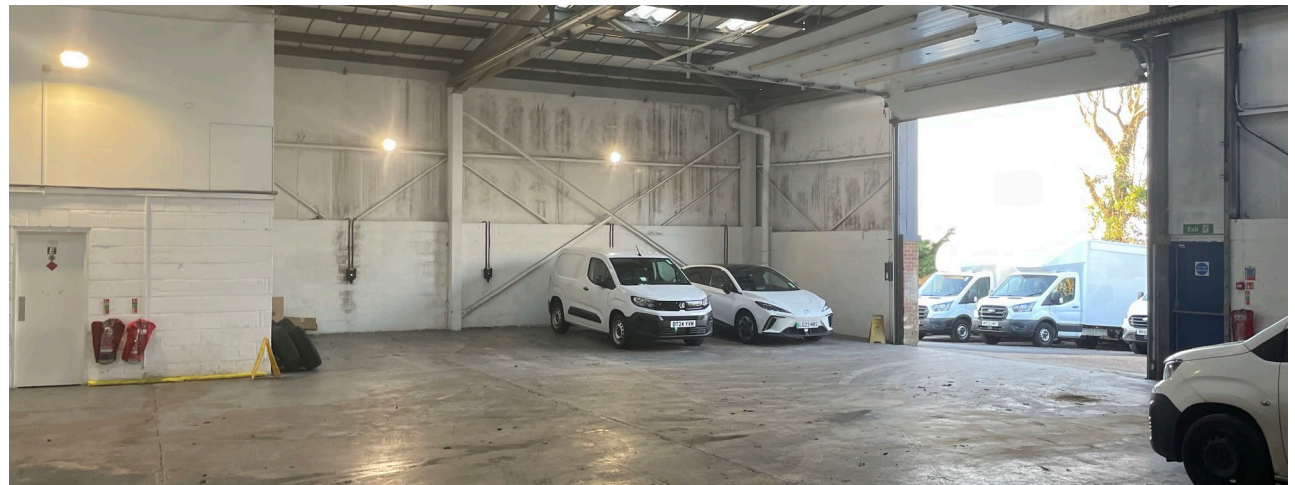
The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

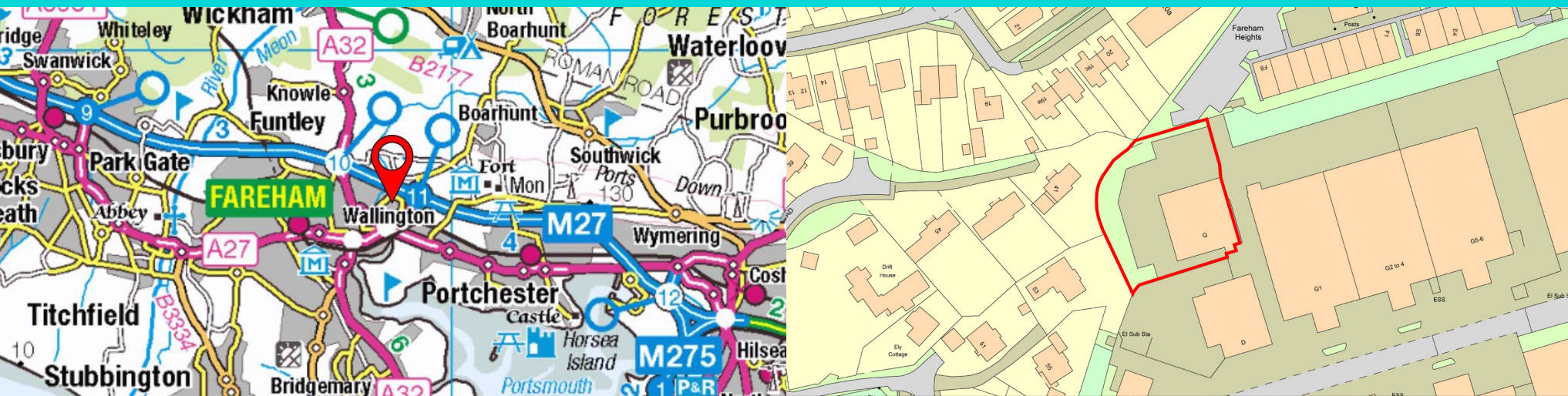


Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground floor	490	5,274
First Floor	78.13	843
Total	568.13	6,117
	Hectare	Acre
Total Site Area	0.16	0.41

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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For further details contact:
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mark.frostick@rapleys.com
Jamie Johnson – 07384 115718
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