



34

PALMERSTON BUSINESSPARK



TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT
WITH LARGE SECURE YARD

21,040 sq ft (1,975 sq m)
0.55 acres (0.22 hectares)

PALMERSTON DRIVE, FAREHAM,
HAMPSHIRE PO14 1DJ

- Easy access to M27
- Large secure yard 0.55 acres (0.22 hectares)
- Open plan warehouse
- Minimum 6.5m eaves height
- 4 loading doors
- Ground and first floor offices

34 PALMERSTON BUSINESSPARK



Modern Industrial/Warehouse Unit

CLOSE TO A27 AND M27

Palmerston Business Park is located approximately one mile south of Fareham town centre, providing excellent accessibility to both the A27 and M27.

Access is immediately off Newgate Lane, located next to the new Bus Rapid Transport route, and approximately one mile from Collingwood Retail Park, which includes Asda superstore, Homebase, and Matalan.

MODERN INDUSTRIAL/WAREHOUSE UNIT

Unit 34 Palmerston Business Park is a 21,040 sq ft industrial/warehouse unit of a steel portal frame construction with steel cladding.

The unit benefits from an extensive secure yard, with car parking to the front. There are 4 loading doors, translucent roof panels, 3-phase electricity together with modernised ground and first floor offices and WC facilities.

SPECIFICATION

- Large secure yard
- Open plan warehouse/industrial unit
- Minimum 6.5m eaves height
- 3-phase electricity
- 4 loading doors
- Ground and first floor offices



SCHEDULE OF AREAS

Warehouse Area	1824 sq m	19,411 sq ft
Office Area - ground and first floor	151 sq m	1,629 sq ft
Total Gross Internal Area	1,975 sq m	21,040 sq ft

(Measured in accordance with the RICS Code of Measuring Practice 6th Edition)



Indicative image



Indicative image



TENURE

Terms on application. Please contact the agent.

BUSINESS RATES

£109,000 Rateable Value

The premises will require a rating assessment. Interested parties should confirm the accuracy of this information direct.

SERVICES

The agents have not checked and do 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.

VAT

We understand that VAT is payable.

EPC

C75

LEGAL COSTS

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

VIEWING

Strictly by appointment only.

CONTACTS

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