



**12 BRUNEL WAY, FAREHAM, PO15 5TX**

**INDUSTRIAL / WAREHOUSE TO LET**  
**24,979 SQ FT (2,320.63 SQ M)**



# Summary

## Detached Warehouse with secure yard

<b>Available Size</b>	24,979 sq ft
<b>Rent</b>	Rent on Application
<b>Rateable Value</b>	£167,000 from 1 April 2023
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

- 3 loading doors
- Secure yard
- Parking
- 7m eaves height



# Location

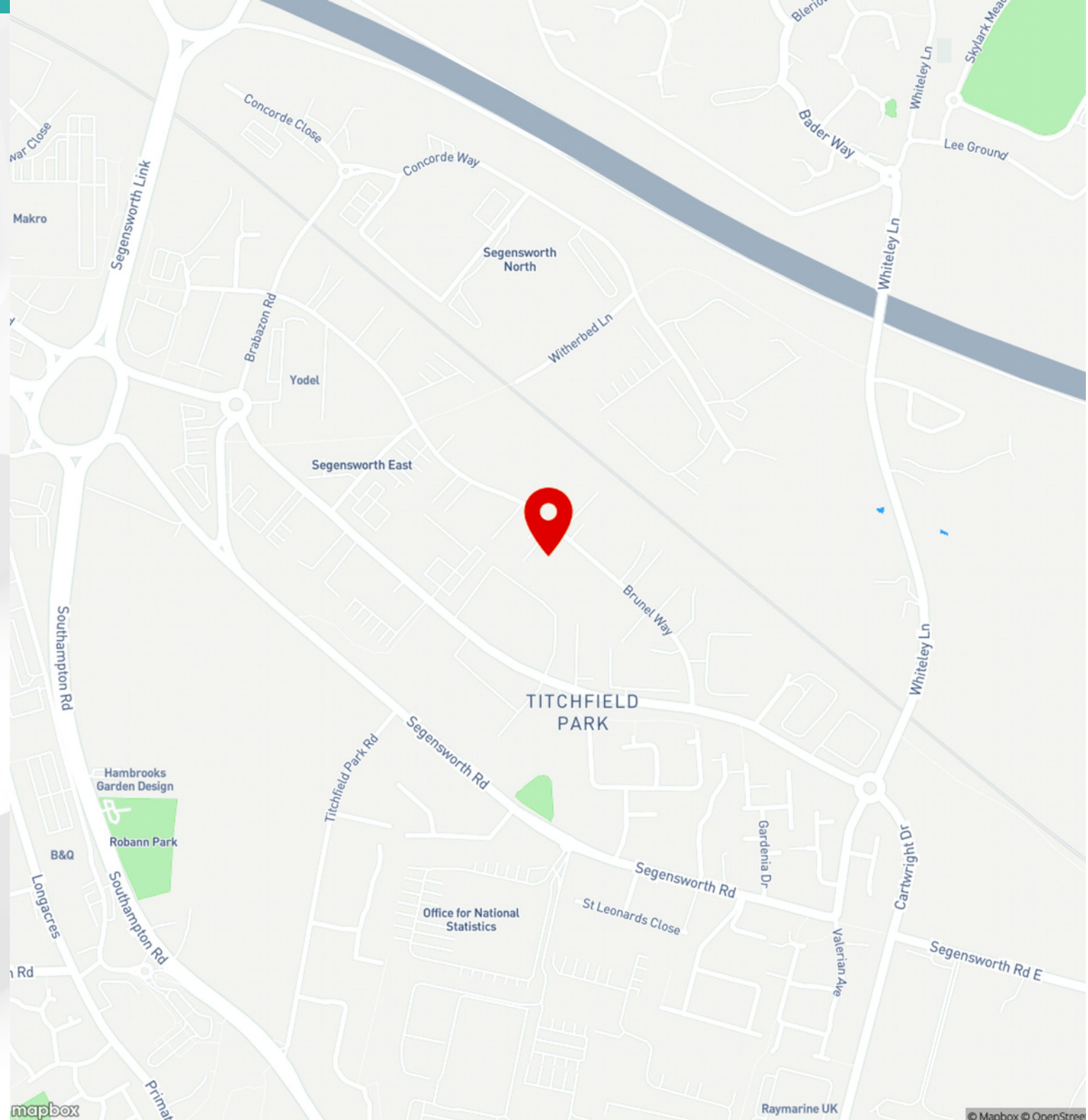


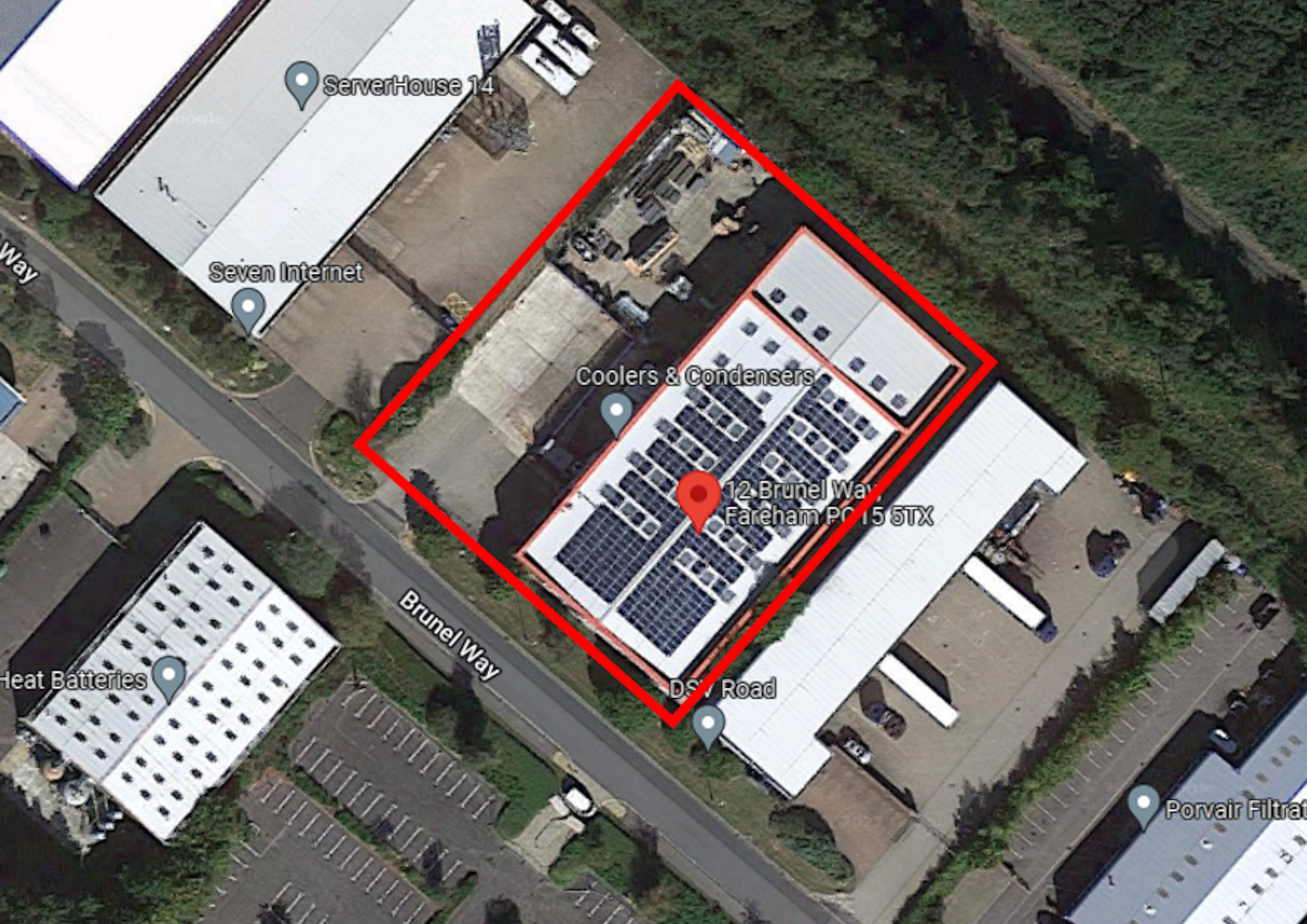
**12 Brunel Way,  
Fareham, PO15 5TX**

12 Brunel Way is located on the popular established Segensworth East Industrial Park conveniently located just off Junction 9 of the M27. Segensworth is located to the northwest of Fareham directly to the south of Junction 9 of the M27 motorway. It comprises commercial property predominantly industrial in character with some office buildings.

There are mainline railway services available from Fareham to London Waterloo, via Eastleigh, with a journey time of approximately 90 minutes. Cross channel ferry services are available from Portsmouth, whilst the nearest regional airport is Southampton approximately 17 miles to the west.

Businesses in the vicinity include Coopervision, Meggitt, Wartsila, Amazon and TUV.





ServerHouse 14

Seven Internet

Coolers & Condensers

12 Brunel Way  
Fareham PO15 5TX

Heat Batteries

Brunel Way

DSV Road

Porvair Filtrat

# Further Details

## Description

The property comprises a detached steel portal framed warehouse with a mix of brickwork and steel cladding construction beneath a pitched steel clad roof incorporating 5% translucent panels. The current owners have installed photovoltaic panels on the roof.

Externally the property benefits from parking and a secure yard to the western elevation. Access from the unit to the yard is via 3 loading doors.

Internally, the ground floor comprises a reception area, office and staff accommodation (mainly open plan) with toilets and a kitchen. The first floor provides a boardroom, kitchen, toilets and mezzanine area. Access to the warehouse via the offices is through a personnel door. The warehouse benefits from LED lighting.

## Terms

Available on a new full repairing and insuring lease on terms to be agreed.

## VAT

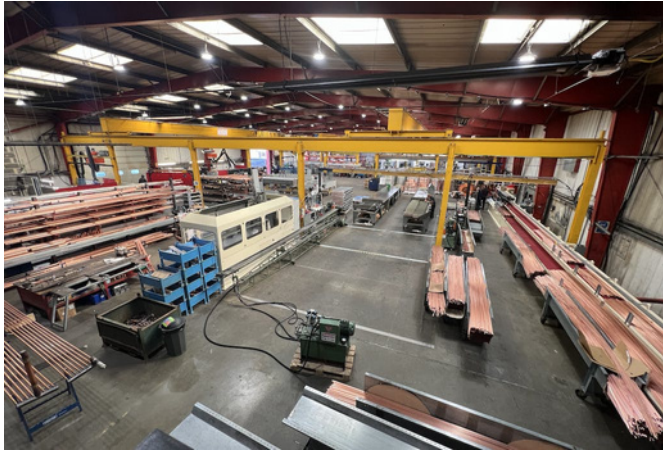
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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





## Enquiries & Viewings

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