



Unit 4 Sharlands Road, Newgate Lane Industrial Estate, Fareham P014 1RD

**TO LET**

Industrial Premises

**6,495 Sq Ft  
(603 Sq M)**

## DESCRIPTION

A semi-detached industrial building of steel portal frame construction with fully clad external elevations. Internally it is lined with blockwork to a height of approximately 6 ft (2.2 metres). The cladding is internally insulated and at roof level incorporates roof lights.

- ✓ Min. Eaves Height 5.5m
- ✓ Up To 10 Allocated Car Parking Spaces
- ✓ Ground & First Floor Offices
- ✓ Additional Mezzanine
- ✓ Male & Female WC's

## LOCATION

Sharlands Road forms part of the established Newgate Lane Industrial Estate located just to the south of Fareham town centre and within two miles of the M27 Junction 11 (Fareham Central). There is mainly dual carriageway access to the M27 at Junction 11, Fareham Central, within two miles.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	6,050	562
First Floor Offices	445	41
<b>Total</b>	<b>6,495</b>	<b>603</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

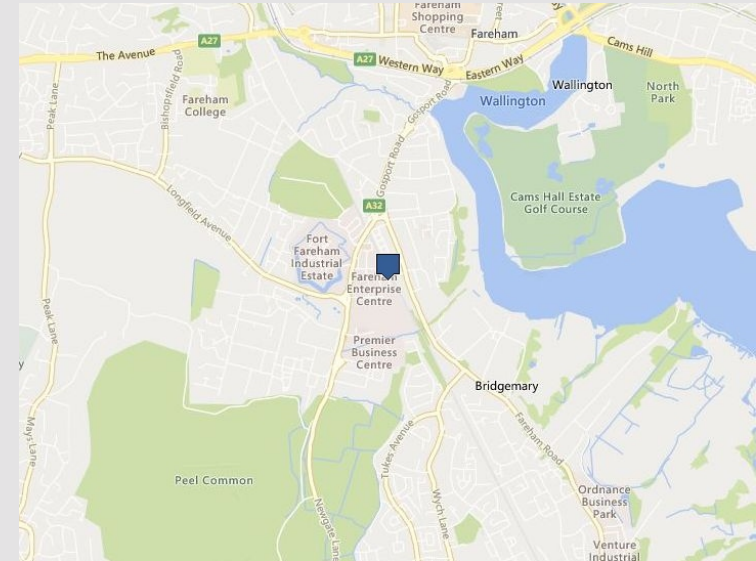
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available on a new Full Repairing and Insuring lease on terms to be agreed. Rent on application,

## EPC

The Energy Performance Asset Rating is B (27).



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Regulated by RICS 06-Nov-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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