



Unit 2 Trilogy, Concorde Way,
Fareham PO15 5RL

TO LET

WAREHOUSE AND PRODUCTION UNIT
Due To Be Fully Refurbished

34,836 Sq Ft
(3,236 Sq M)

Unit 2 Trilogy, Concorde Way, Fareham P015 5RL

DESCRIPTION

Trilogy comprises 3 detached units of clear span internal frame and good quality offices at first floor. Nearby occupiers comprise international, UK and local companies in manufacturing/high technology, and logistics uses, include Coopervision, Essentra, Thales, Amazon, Yodel and Meggitt Avionics.

The unit benefits from the following attributes:

- ✔ Modern, detached unit with a secure gated yard
- ✔ Subject to a comprehensive refurbishment
- ✔ Clear span with min eaves height to haunch of 7m
- ✔ Large office content which may suit certain occupiers
- ✔ Flexible planning uses B1c (now E) B2 & B8 (existing)
- ✔ Secure fenced site with 24/7 monitored CCTV
- ✔ Communal sprinkler tank and pumping station, if required
- ✔ Dedicated ample car parking provision - min. 46 spaces



Interior of Unit 3

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse/Production	23,401	2,174
Ground Floor Undercroft	5,793	538
First Floor Offices	5,642	524
Total	34,836	3,236

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

The unit is described as Warehouse & Premises with a RV of £225,000.

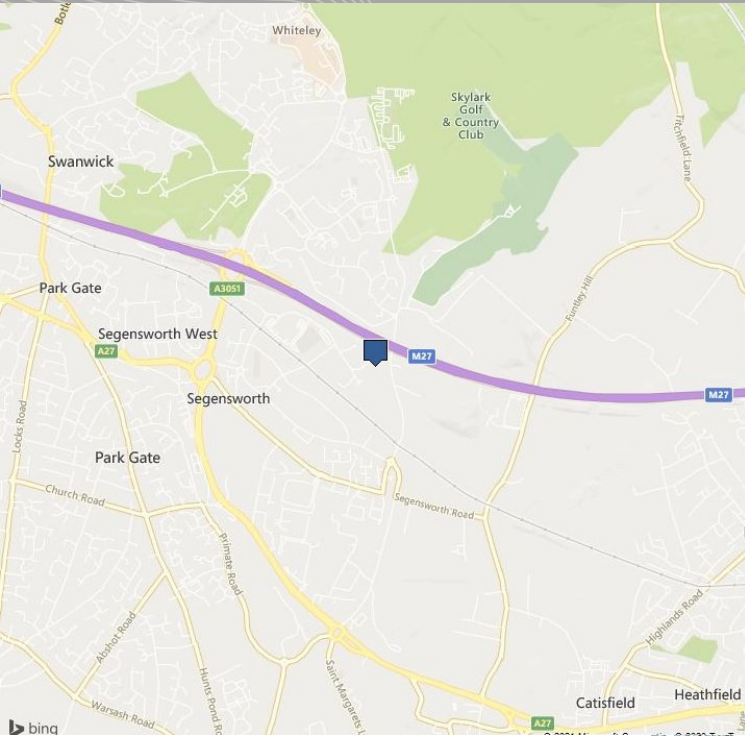
TERMS

A new lease will be granted for a term to be agreed.

EPC

Energy performance asset rating is C.





LOCATION

Midway between Portsmouth and Southampton adjacent to J9 M27, the Estate has excellent links West to the M3/A31, A34 to the Midlands and the A3M / A27 to the East.

Mainline rail services to London Waterloo from Southampton Parkway are a 15 minute drive, Southampton Docks and Portsmouth Ferryport are 25 mins. Southampton Airport off J5 of the M27 serves the UK and Europe.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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