



## 5 Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

Industrial/Warehouse Unit Available

### Summary

Tenure	To Let
Available Size	5,153 sq ft / 478.73 sq m
Service Charge	£1,600 per annum
Rateable Value	£47,000
BER Rating	C (64)

### Key Points

- Secured Fenced Site
- Detached property
- Min eaves: 8.8m
- Good On-Site Parking
- Good Access to M27

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# 5 Blackbrook Business Park, Blackbrook Road, Fareham, PO15 5DR

## Description

A development of fifteen units set within a self-contained and fully fenced site. The subject property is the second to last unit into the site on the left-hand side. Access to the unit is directly from the main estate road, just off Blackbrook Road.

This is a detached unit of cavity brick and block construction, with original high eaves and high performance metal cladding above the building.

Unfortunately, Motor-Trade and Leisure uses cannot be considered.

## Location

Blackbrook Business Park is located on the south side of Blackbrook Road, close to its junction with Gudge Heath Lane.

This location offers good access to both Fareham Town Centre and M27 via the Avenue (A27) and the M27 motorway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,153	478.73	Available
<b>Total</b>	<b>5,153</b>	<b>478.73</b>	

## Specification

- \* Min eaves: 8.8m; Max eaves: 10.4m
- \* Loading door: 4.6m (w) x 4.3m (h)
- \* x5 parking spaces
- \* Brick build with cladding
- \* Good natural light
- \* Filament lighting
- \* Concrete floor
- \* WC (m/f) + Basin
- \* Kitchen/small office
- \* Gas capability

## Terms

£52,000 per annum exclusive of VAT

Available on a new lease for a minimum term of three years, and available from the 27th January 2025.

## Business Rates

Rateable value £47,000 - VOA

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

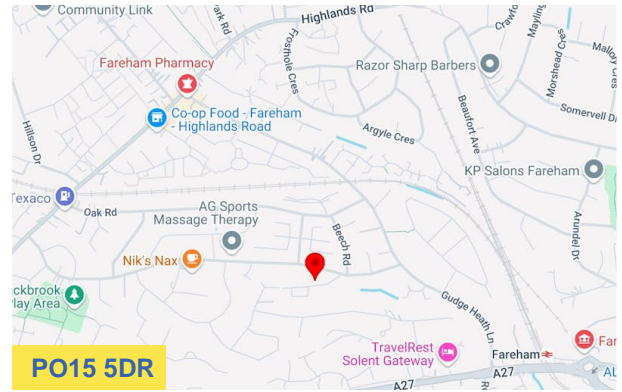
Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge is payable: £1,600 per annum.

Building Insurance: £2,063.10 pa, term from June.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT is applicable.



## Viewing & Further Information

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