

FAREHAM



Unit D4 Segensworth
Business Centre, PO15 5RQ



INDUSTRIAL/LOGISTICS / OFFICE / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

4,202 SQ FT

- Loading door
- 5.8m eaves height
- Car parking
- Loading area
- Fully fitted office space

End Terrace Industrial Unit

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Summary

Available Size	4,202 sq ft
Rent	£39,919 per annum
Rateable Value	£21,750
EPC Rating	C (63)

Description

End of terrace industrial unit of steel portal frame construction arranged over two floors with profile clad elevations and roof which incorporates translucent daylight panels. Internally, the unit has been fitted with a large mezzanine level containing fully fitted office accommodation. The warehouse is accessed via an electric loading door and benefits from an eaves height of 5.8m.

The building is arranged as workshop and storage to the ground floor with separate office space. Additionally, WC and shower facilities are available on the ground floor.

The first floor consists fully fitted office space with LED lighting and perimeter trunking, benefitting from a large meeting room and kitchnette.

The roof also benefits from having photovoltaic panels installed, providing an additional income and saving on electricity costs. Further details available.

Externally, there are car parking spaces and loading area immediately to the front of the building.

Location

Segensworth Business Centre is accessed from Segensworth Road via Segensworth East Industrial Estate, a popular and established commercial area. The property is situated in Segensworth Business Centre, which is accessed from a side road running alongside The Office of National Statistics.

Accommodation

The accommodation comprises of the following gross internal areas:

Name	Sq ft	Sq m
Ground	2,429	225.66
1st	1,773	164.72
Total	4,202	390.38

Terms

The property is available on a new lease for a term to be agreed.



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