



MEON HOUSE

# TO LET / FOR SALE

Two storey self contained production / office facility with secure yard and parking.

**19,672 sq ft**  
(1,828 sq m)



**GENEROUS 1 ACRE  
SITE WITH POTENTIAL**

Popular Segensworth West location,  
close to M27 Junction 9

**10 BARNES WALLIS ROAD  
FAREHAM, PO15 5SX**





Headquarters style building



Production facility suitable for R&D



4.92m min eaves height to rear warehouse.



Potential to expand (subject to planning)



Parking for over 60 cars



Rear pedestrian access at ground level.



Secure self contained 1 acre site.



Meon House is a versatile space ready to accommodate diverse commercial ventures and facilitate business growth.

Built in 1989, Meon House provides a modern detached two storey building of steel portal frame with brick elevations and profile cladding to the upper elevations. To the rear is an extended warehouse of portal frame construction with clad elevations.

The EPC rating is C.

It has potential to extend the facilities subject to achieving the correct planning permission.

## SCHEDULE OF ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Production / Storage	7,842	729
First Floor Office / Light Production	8,015	745
Rear Warehouse	3,815	354
<b>TOTAL</b>	<b>19,672</b>	<b>1,828</b>





**M27 JUNCTION 9**  
 Portsmouth 19 mins  
 Southampton 19 mins  
 M3 25 mins

**BOOKER**  
 WHOLESALE

Manor Court  
 Business Centre

Lambert  
 Smith  
 Hampton

**coolers**  
 & CONDENSERS

**porvair**  
 filtration group

**power**  
**technique**

**SAFRAN**  
 HELICOPTER ENGINES

**CooperVision**

**YODEL**

**DSP**  
 WORLDWIDE  
 LOGISTICS  
 LONDON

**HENDY**

**SAAB SEAEYE**

**LOCKWELL**  
 TECHNOLOGICAL

**Antifriction**  
 COMPONENTS

**SCREWFIX**

**CEF**

**Damteq**

Lancaster Court  
 Business Centre

**mb** mb air systems

Industrial  
 Development Site

Barnes Wallis Road

Drummond Road

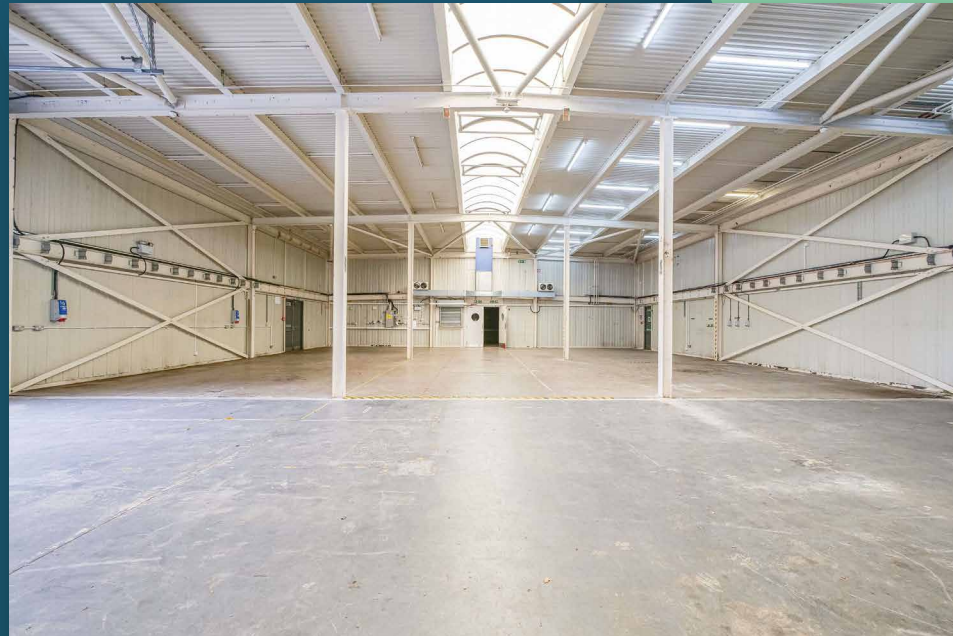
**VOKKUS**

TO  
 A27

**LOCATION**

Meon House is superbly located on the ever popular Segensworth East within a few minutes drive time of Junction 9 of the M27. From Junction 9 there is direct and easy access to Portsmouth and Southampton.

Southampton International Airport and Airport Parkway station are 13 miles away.



## TRAVEL TIMES

 **BY CAR**  
From Meon House

Junction 9 M27	1 mile	3 mins
Portsmouth Docks	12 miles	17 mins
Southampton Docks	10 miles	20 mins
M3	13 miles	21 mins
A27	2 Miles	4 mins
A3	10 miles	14 mins

 **BY RAIL**  
From Fareham Station

Southampton Airport	35 mins
Southampton Central	20 mins
Portsmouth Central	25 mins
London Waterloo	1hr 45 mins
Gatwick Airport	1hr 30 mins

\*Travel times can vary.

**VAT** : All prices, premiums and rents, etc are quoted exclusive of VAT.

**LEGAL COSTS**: Each party to be responsible for their own legal costs.

**BUSINESS RATES**: The 2023 Rating List is described as Factory and Premises RV £158,000.

**TERMS**: The long leasehold of 125 years from 6th February 1989 is available for sale. Ground Rent is a peppercorn. Price on Application.

**EPC**: The Energy Performance Asset Rating is C (66).

## VIEWING & FURTHER INFORMATION

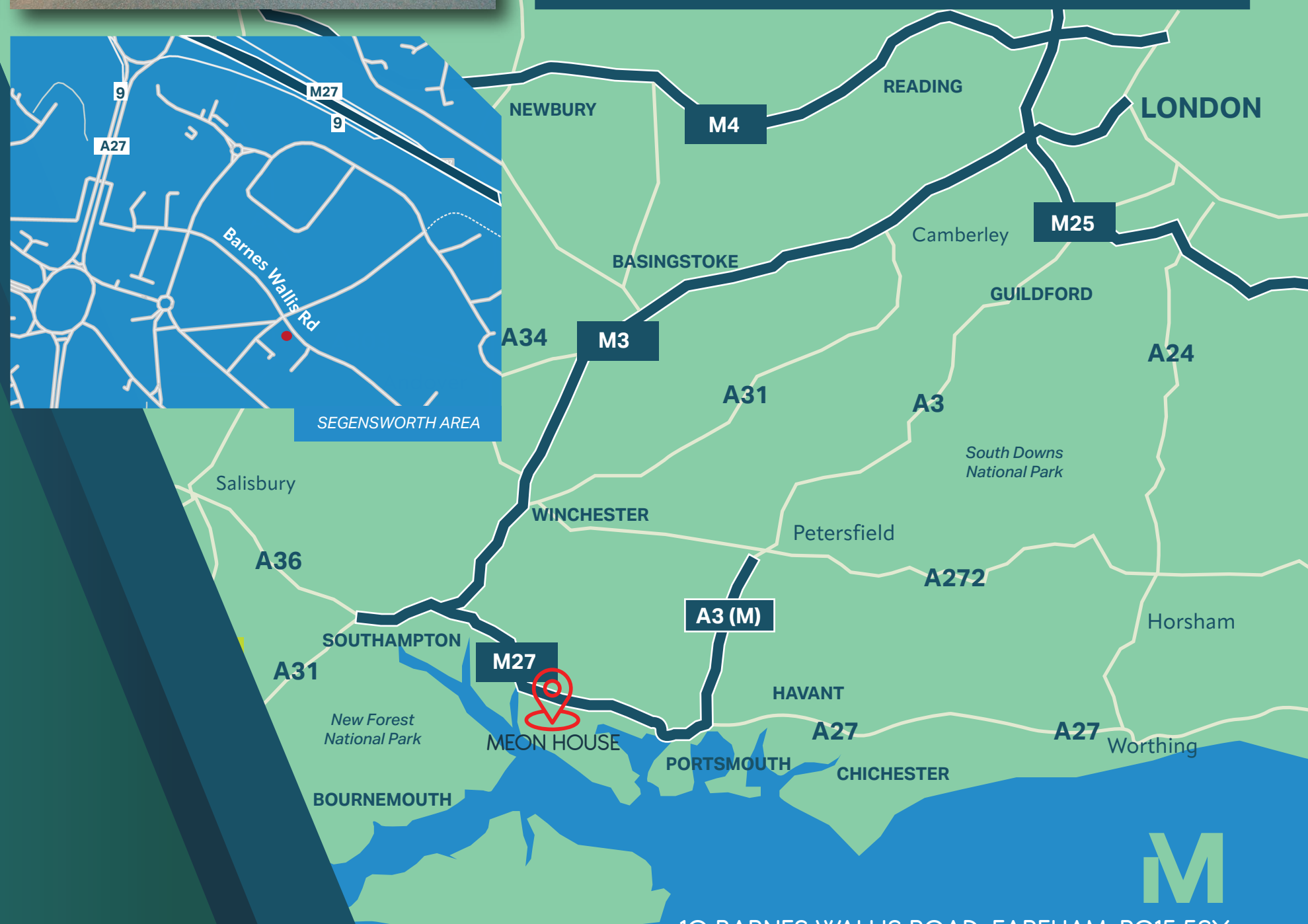
**Lambert  
Smith  
Hampton**

Viewing is strictly by appointment with sole agents:

**Elise Evans**  
M: 07703 393120  
E: eevans@lsh.co.uk

**George Cook**  
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DISCLAIMER: The Vendors and its agents hereby give notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of the Vendors or its agents has the authority to make or give any representation of warranty whatever in relation to this property. Subject to Contract and exclusive



MEON HOUSE | **FURTHER INFORMATION**

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