

# MATRIX PARK

## FAREHAM

TALBOT ROAD • FAREHAM • HAMPSHIRE • PO15 5AP

Part of  AURORA PARKS

Unit 4  
**16,523 sq.ft** (1,535 sq.m)

Modern industrial unit  
to be refurbished

**TO LET**



# Description.



Matrix Park is a modern development comprising a total of 14 industrial and warehouse units, with high specification office accommodation. Each unit has dedicated parking and loading facilities, within a secure managed environment. The estate has just undergone a full external redecoration, including repainting of the cladding, downpipes and window trims.

End of terrace industrial/warehouse/ trade counter unit in a prominent location on the estate.

Pedestrian entrance door leading to reception and first floor offices.

Loading area and demised parking spaces.

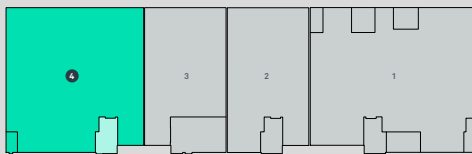
- Clear span with 8m clear height
- 1 electric sectional up and over door
- 3 phase power, gas and sprinklers



Unit 5  
(Unit 4 to be refurbished)



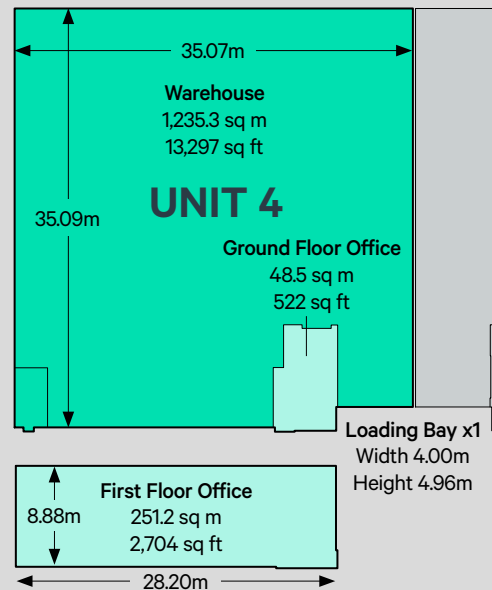
# Accommodation.



## Ground Floor Plan

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

|                        | SQ M         | SQ FT         |
|------------------------|--------------|---------------|
| First Floor Offices    | 251.2        | 2,704         |
| Ground Floor Reception | 49.5         | 522           |
| Warehouse              | 1,235.3      | 13,297        |
| <b>Unit 4 Total</b>    | <b>1,535</b> | <b>16,523</b> |



INDICATIVE REFURBISHMENT



INDICATIVE REFURBISHMENT

# Specification.

-  8.03m haunch, 8.28m eaves, 9.56m to the underside of the ridge
-  1 electric up and over door
-  3 phase power and Gas connection
-  Sprinkler system
-  20 car parking spaces
-  Security guard from 7pm - 7am
-  Male and female ground & 1st floor WCs
-  Ground floor reception and first floor fitted offices
-  Suspended ceiling with LED lighting
-  Raised floors
-  VRF air conditioning (to be added in refurbishment)
-  Kitchen/tea point at 1st floor



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## Location.

 Click here to view  
Google Maps

 What3Words  
///beanbag.motel.hint

Aurora Park Fareham forms part of the substantial Segensworth commercial area which lies just to the south of Junction 9 of the M27, approximately midway between Southampton and Portsmouth.

The development is located on Segensworth South, which is accessed via the A27 (Southampton Road) and Cartwright Drive.

### HGV DRIVETIMES



|     |            |
|-----|------------|
| M27 | 2.4 miles  |
| A27 | 0.6 miles  |
| M3  | 12.4 miles |
| A3  | 13.6 miles |

## Further Information.

### TERMS

Available on a new full repairing and insuring lease terms to be agreed.

### RENT

On application.

### VAT

All figures quoted are exclusive of VAT.

### RATEABLE VALUE

Warehouse and premises -  
£152,000 (April 2023 rating list).

### ENERGY PERFORMANCE CERTIFICATE RATING

B-39.

### LEGAL COSTS

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



## Contact.

For further information or to arrange a viewing please contact the agents:



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