



Unit 12a IO Centre, Stephenson Road, Fareham P015 5RU

TO LET

**END OF TERRACE
INDUSTRIAL/WAREHOUSE UNIT**

**10,311 Sq Ft
(958 Sq M)**

Unit 12a IO Centre, Stephenson Road, Fareham PO15 5RU

DESCRIPTION

Unit 12a is modern end of terrace unit is built of steel portal frame construction with insulated clad elevations and pitch roof incorporating roof lights with sodium lighting throughout the warehouse.

The warehouse / production area has a clear internal minimum eaves height of 6m (19'4") and benefits from reception, ground and first floor offices, WC's and comfort cooling to the offices. The unit further benefits from an electric up and over loading door and 15 allocated parking spaces.

- ✓ 6m min. eaves height rising to 8m at the ridge
- ✓ 15 allocated parking spaces
- ✓ Fitted kitchen/canteen
- ✓ Sodium lighting
- ✓ Electric up and over loading door
- ✓ WC facilities



LOCATION

The estate is predominantly sited on the junction of Cartwright Drive and Stephenson Road on the main Segensworth South estate in close proximity to the Titchfield roundabout on the A27, with direct access within 2 miles of Junction 9 of the M27.

Segensworth is a major employment area comprising some 3.5 million sq ft of commercial floor space.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	7,619	708
First Floor Offices	2,692	250
Total	10,311	958

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

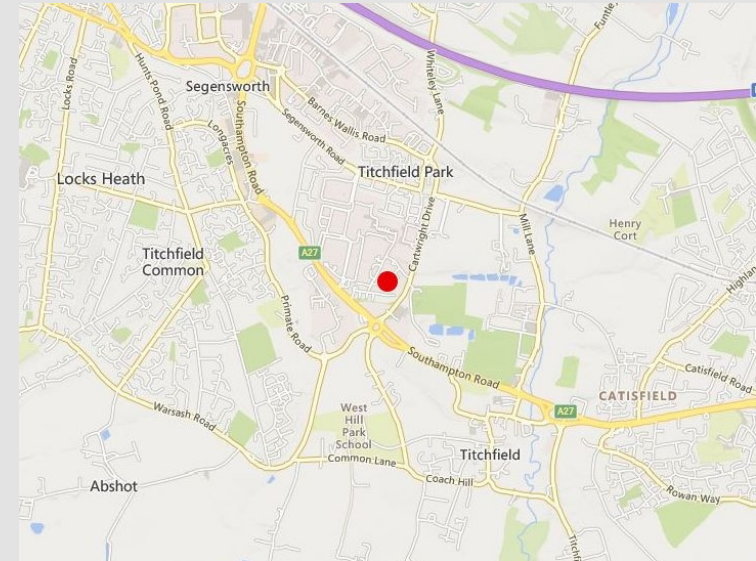
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available by way of a new FRI lease for a term to be agreed, subject to periodic rent reviews.

EPC

The Energy Performance Asset Rating is B(45)



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VIEWING & FURTHER INFORMATION

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