



Unit 10, Murrills Industrial Estate, Fareham P016 9RD

TO LET

**NEWLY REFURBISHED INDUSTRIAL
UNIT WITH FIRST FLOOR OFFICES**

**10,166 Sq Ft
(944 Sq M)**

DESCRIPTION

Unit 10 is a mid-terrace industrial unit of steel portal frame construction with part brick and part profile metal clad elevations. The roofs are of steel profile metal with inset natural roof lights. The minimum eaves height is of 6.98m. There are modern offices to the front of the units on ground and first floor level with male and female WC facilities. The unit benefits from 2 EV chargers and solar panels.

- ✓ Newly refurbished
- ✓ EV charging
- ✓ Solar Panels
- ✓ Natural roof lights
- ✓ Canopy over loading areas
- ✓ 7 m eaves height



LOCATION

Murrills Industrial Estate is a modern business/industrial estate located off the A27, approximately 0.25 miles from Portchester Town Centre, which is located approximately 3 miles from Fareham Town Centre and 5 miles from Portsmouth City Centre. The property is located approximately 3 miles from J11 of the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse/Office	9,312	865
FF Office	854	79
Total	10,166	944

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

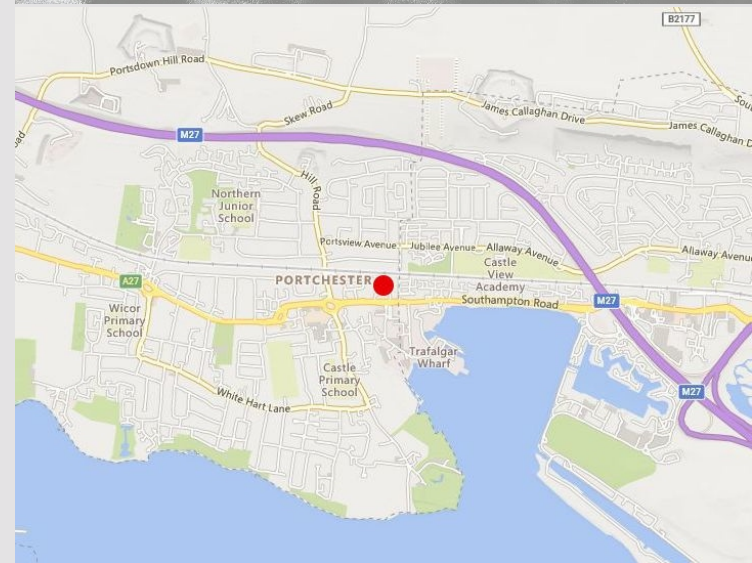
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new full repairing and insuring lease for a term to be agreed. Rent on application

EPC

The Energy Performance Asset Rating is B(43)



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Regulated by RICS 20-Jan-2026

VIEWING & FURTHER INFORMATION

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