



5E Dewar Close

SEGENSWORTH WEST, FAREHAM, PO15 5UB



TO LET

Modern Industrial/Warehouse with Secure Yard

Excellent Access to Junction 9, M27

30,167 sq ft (2,802.59 sq m)

Description

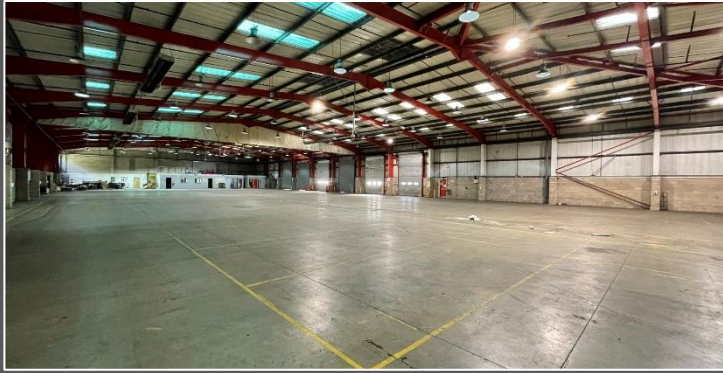
The property is a detached industrial/warehouse unit of steel portal frame construction, part brick and profile clad elevations with a fenced secure yard. The unit has a pedestrian entrance door leading to reception, ground and first floor offices and warehouse. The warehouse is clear span with 6 electric level loading doors, roof lights and LED lighting. Externally the unit benefits from a secure yard (31m maximum depth) and a separate office parking area.

Specification

- 5.84m haunch
- 6.51m eaves
- 7.51m ridge
- 6 x electric level loading doors – 3.6m (w) x 4.8 (h)
- LED lighting
- Roof lights
- Secure yard - maximum depth – 31m
- Two storey offices with suspended ceiling, LED lights, gas central heating, carpets and perimeter trunking
- First floor kitchen
- Car parking
- EPC Rating – D79



Floor Area	Sq Ft	Sq M
Warehouse	25,099	2,331.76
Ground Floor Offices	1,939	180.16
First Floor Offices	1,939	180.16
Ground and First Floor Reception & Ancillary	1,190	110.51
Total Floor Area (GIA)	30,167	2,802.59









Little Park Farm Road

Little Park Farm Road

Dewar Close

A27

M27 JUNCTION 9

Westbound M27 for
Southampton, M3 & A34

Eastbound M27 for
Portsmouth & A3(M)



Location

Dewar Close is situated off Little Park Farm Road which provides direct access to the A27 and M27 Junction 9. Segensworth is a substantial commercial area which lies just to the south of the M27, approximately midway between Southampton and Portsmouth.

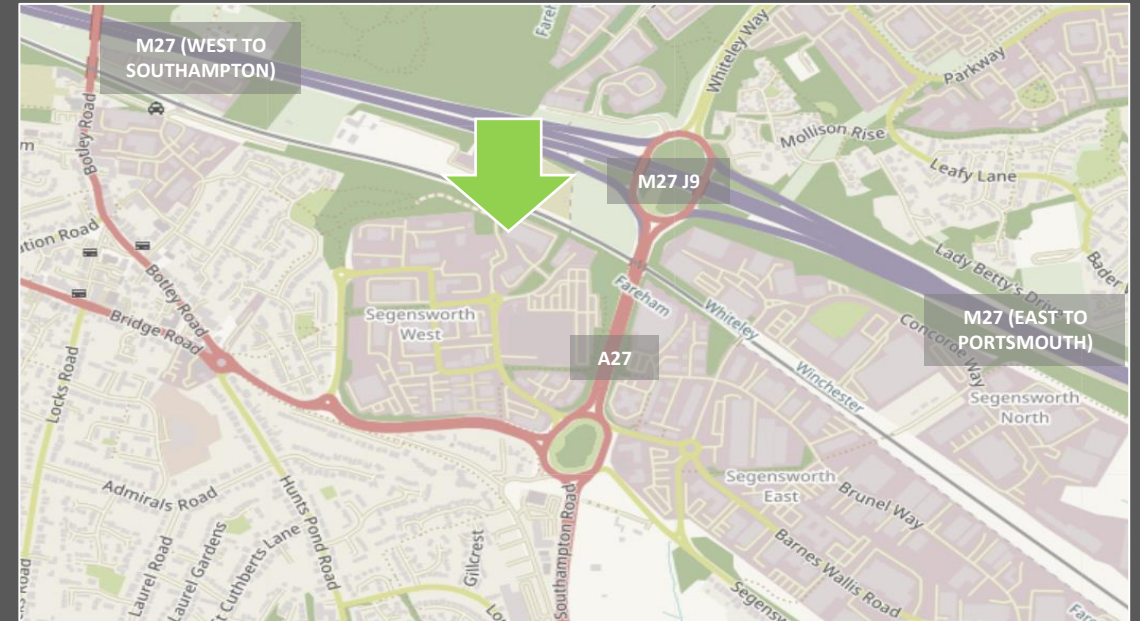
Terms

The property is available by way of a lease assignment for the remainder of a 10 year lease term from 1 February 2017. The passing rent is £318,000 pax.

Business Rates

Rateable Value - £167,000. All enquiries to Fareham Borough Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)

Destinations	Miles
Junction 9, M27	0.5
Solent Airport at Daedalus	5.6
Southampton International Airport	9.5
Port of Southampton	11.2
Portsmouth Continental Port	11.0
M3 (via M27 Westbound)	10.2
A3(M) (via M27 Eastbound)	12.2
A34 (for the Midlands and North via M27 Westbound & M3)	20.0



5e Dewar Close, Segensworth West, Fareham

SAT NAV: PO15 5UB

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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