



RADIAL

T W E N T Y S E V E N

Unit 11 Barnes Wallis Road, Segensworth, Fareham PO15 5TT

TO LET DETACHED WAREHOUSE / INDUSTRIAL UNIT
ON A SELF CONTAINED 4.94 ACRE SITE
71,542 ft² (6,646.41 m²)





DESCRIPTION

The property comprises a self-contained double bay warehouse / industrial unit built in 1990. The unit is of steel portal frame construction with part brick and part metal profile clad elevations supporting a pitched insulated metal clad roof with roof lights.

The unit provides first floor office accommodation situated at the front of the building on the south and west elevations. There are welfare facilities on the ground floor to include canteen, potential locker room and additional break out area.

Externally the site can operate with a one-way system with car parking provided at both its east and west entrances. The main site is 3.97 acres. To the north of the main site is a separate 0.97 acre car park. The warehouse is 9.07m to underside of the eaves and 10.57m to underside of the ridge and has 40kN/sqm floor loading, 3 phase electric, mains gas, water and sewage.

There are ground and first floor welfare facilities and offices plus a reception area. All benefit from gas central heating. There is a passenger lift on the ground floor up to the first floor offices. There are ground and first floor WC facilities as well as warehouse office and toilets.



EAVES HEIGHT
9.07m



HAUNCH HEIGHT
8.05m



RIDGE HEIGHT
10.57m



4 DOCK LOADERS
WITH LEVELLERS



2 ELECTRIC UP AND OVERGRADE
LEVEL LOADING DOORS
(3.57m wide x 4.41 m high)



3 PHASE
POWER SUPPLY



21 CAR SPACES OFF
BARNES WALLIS ROAD
135 PARKING SPACES
OFF BRUNEL WAY



SECURE SITE



WC FACILITIES IN OFFICE
AND WAREHOUSE SPACE



MAIN SITE IS 3.97 ACRES
0.97 ACRE CAR PARK



40 KN PER SQ M FLOOR
LOADING



INSULATED PITCHED ROOF
WITH ROOF LIGHTS



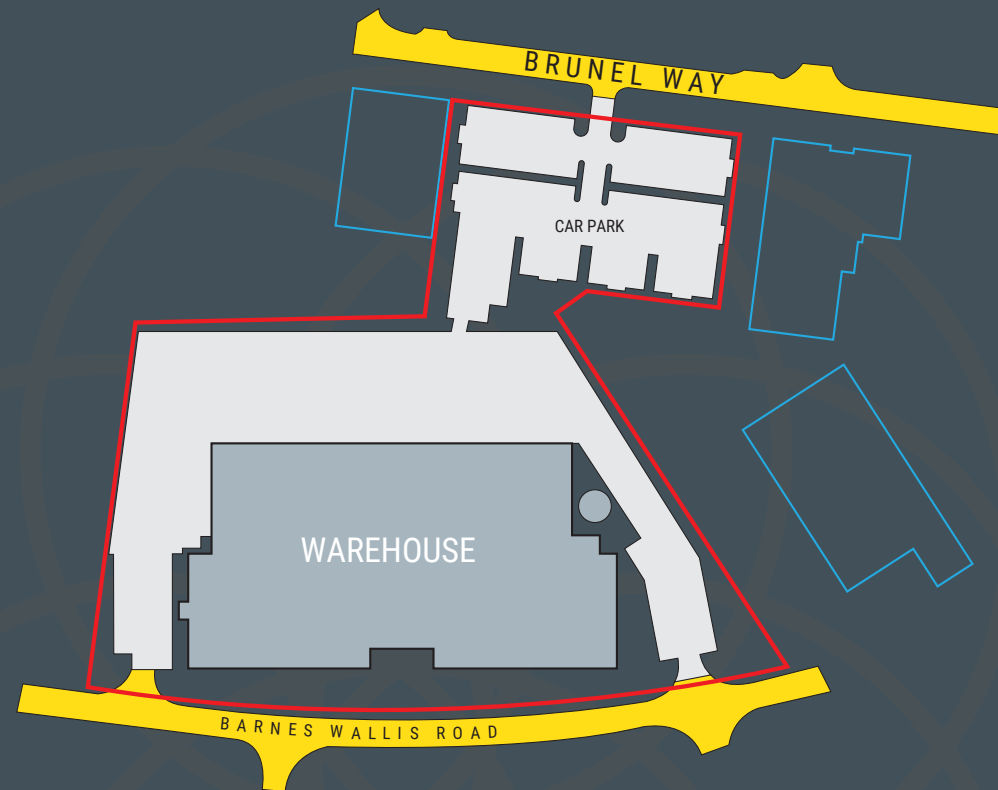
PASSENGER LIFT TO
FIRST FLOOR



GROUND FLOOR AND
FIRST FLOOR OFFICES



MAINS GAS, WATER
AND SEWAGE



ACCOMMODATION

The accommodation has been measured in accordance with the Code of Measuring Practice (6th Edition) as follows:

FLOOR AND USE	M ²	FT ²
Warehouse	5,604.09	60,325
Rear Warehouse Offices	102.84	1,106
Ground Floor Offices/Welfare Facilities	480.79	5,175
First Floor Offices	458.56	4,936
Total Gross Internal area	6,646.41	71,542

RENT

On Application, rent is exclusive of VAT, business rates and any other occupational costs.

RATEABLE VALUE

Factory and Premises Rateable Value £397,500
gov.uk/correct-your-business-rates

EPC

B50

LEGAL COSTS

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



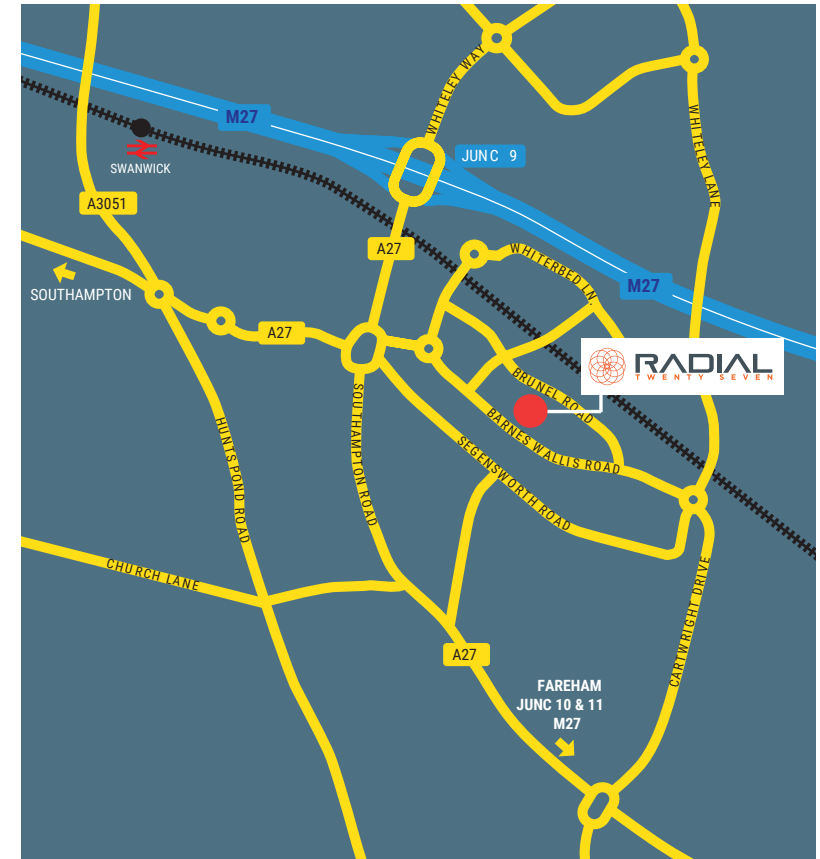
LOCATION

The main entrances to the site are accessed off Barnes Wallis Road. The site benefits from a tarmac surfaced car park accessed off Brunel Way to the rear of the site. Barnes Wallis Road and Brunel Way are part of the main Segensworth Industrial Estate. The site is approximately 1.77km (1.1 miles) from Junction 9 M27 via Witherbed Lane and Segensworth Road on to Segensworth Roundabout.

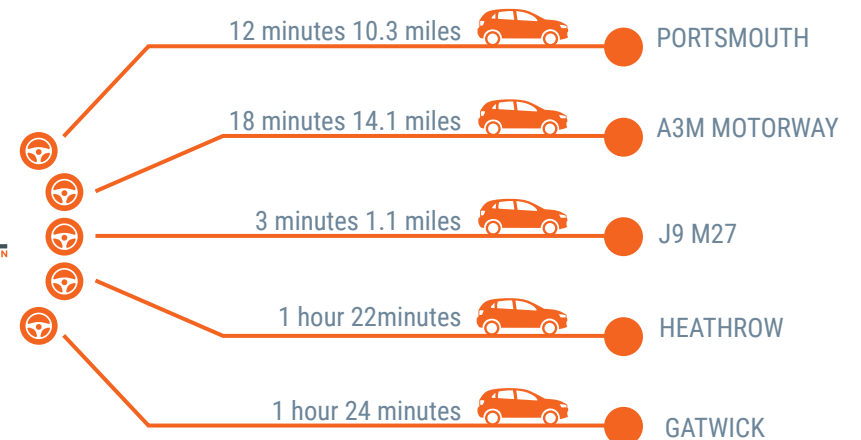
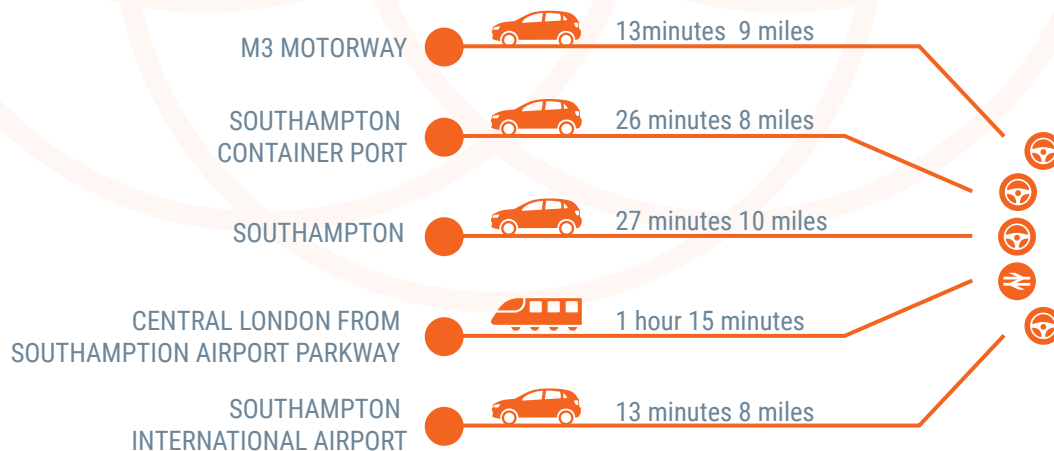
Junction 9 is a strategic South Coast distribution and industrial location in the heart of the M27 corridor, approximately 8km (5 miles) north west of Portsmouth, 16km (10 miles) east of Southampton. The M27 motorway provides access to the national motorway network via the M3 motorway approximately 15km (9 miles) to the west and to the A3(M) motorway, approximately 18km (11 miles) to the east.

Southampton International Airport and Southampton Airport Parkway mainline railway station are located approximately 13km (8 miles) on J5 M27. The latter provides direct trains to Central London with a fastest journey time of approximately 75 minutes.

Southampton is the UK's second largest container port and is located approximately 13km (8 miles) to the west.



SAT NAV: P015 5TT





CENTRAL LONDON

HEATHROW

CROYDON

GATWICK

BRIGHTON

ISLE OF WIGHT

FAREHAM

PORTSMOUTH

SOUTHAMPTON

BASINGSTOKE

FARNHAM

GUILDFORD

SWINDON

ABINGDON

WARMINSTER

SALISBURY

SHAFTESBURY

BATH

BRISTOL

BOURNEMOUTH

DORCHESTER

YEOVIL

WEYMOUTH

M5

M4

M4

M4

M3

M3

M27

A3(M)

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M1

M40

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VIEWING

Strictly by appointment with joint sole agents
Lambert Smith Hampton and M1 Agency



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Compiled December 2022