



**Former Conquest Fitted Furniture Showroom, Fitzherbert Road,  
Farlington, Portsmouth, PO6 1RU**  
Highly Prominent Freehold Industrial Site

**Summary**

<b>Tenure</b>	For Sale
<b>Available Size</b>	20,098 sq ft / 1,867.17 sq m
<b>Price</b>	Offers in the region of £2,500,000
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£46,592 per annum

**Key Points**

- Suitable for Redevelopment or Owner Occupier
- Trade Counter Potential
- Prominent Roadside Location
- Showroom, Factory & Office Space



# Former Conquest Fitted Furniture Showroom, Fitzherbert Road, Farlington, Portsmouth, PO6 1RU

## Description

The subject site comprises 2 factories that front Fitzherbert Road, each with 2 storey office content to the front. One of the factory elements is being used as a showroom and the other as a workshop. In between the 2 factories a store area has been provided linking the factories together along with a further more modern factory to the rear of the site giving access from the yard and into the rest of the buildings. The buildings are a mixture of steel portal frame construction with steel truss under a combination of asbestos metal clad roofing. All the buildings interlink and provide space for a multitude of occupiers.

## Location

Located on the established Farlington Industrial Estate to the north east of Portsmouth, the subject site benefits from extensive frontage to Fitzherbert Road. The estate is situated within a few miles of the A27 providing quick access to the M27, A3M and A259.

The site is located on the northern side of Fitzherbert Road, situated between Waterworks Road to the west and Fishers Grove to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Reception & Showroom	6,450	599.22	Available
Unit - Rear Factory	4,324	401.71	Available
Unit - Wood Store	2,721	252.79	Available
Unit - Showroom & Mill	6,604	613.53	Available
<b>Total</b>	<b>20,099</b>	<b>1,867.25</b>	

## Specification

- Site Area approx. 0.71 acres
- First Office Area / Showroom
- Three Phase Power
- Concrete Floor
- Concrete Yard
- Parking to front of the site and to the side
- Shutter Loading Doors
- Yard & Parking Areas

## Terms

Freehold of the whole site available at offers in the region of £2.5 Million subject to vacant possession.

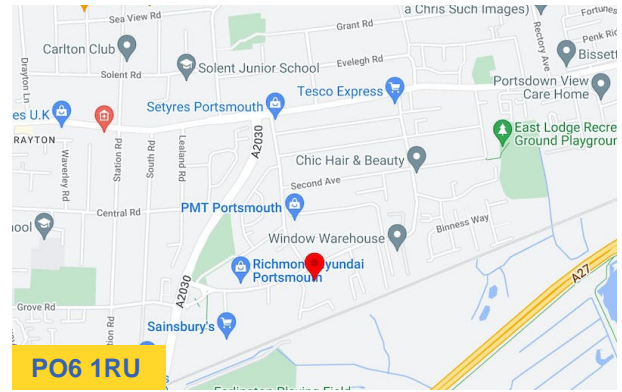
## Rateable Value

Rateable Value £91,000 per annum

You are advised to make your own enquiries to the local authority in this regard.

## Other Costs

- Legal Costs - Each party to bear their own costs incurred in the transaction.
- VAT - Unless otherwise stated all costs & prices are exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

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**023 9237 7800**

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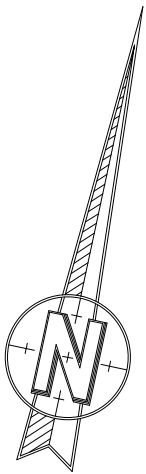
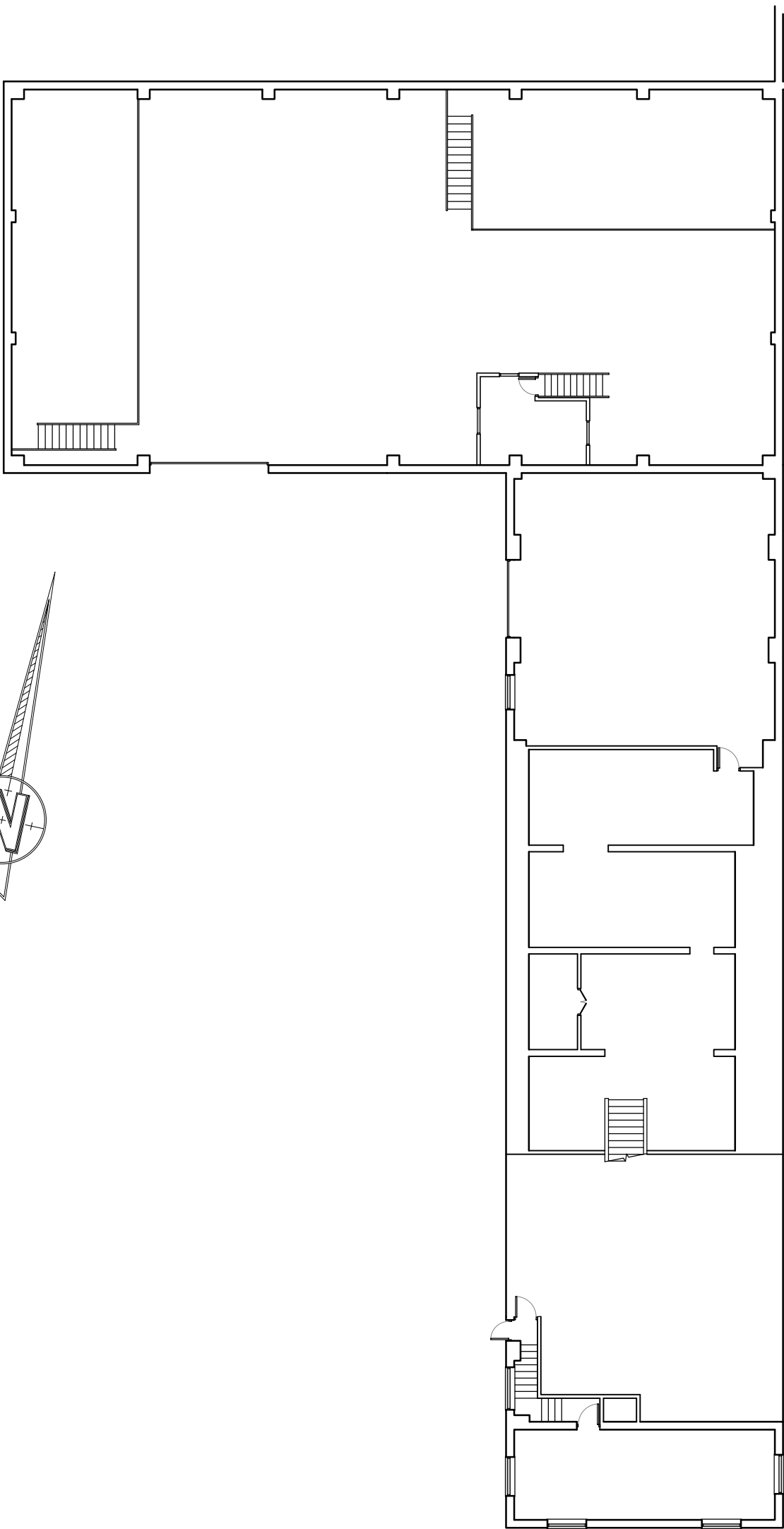






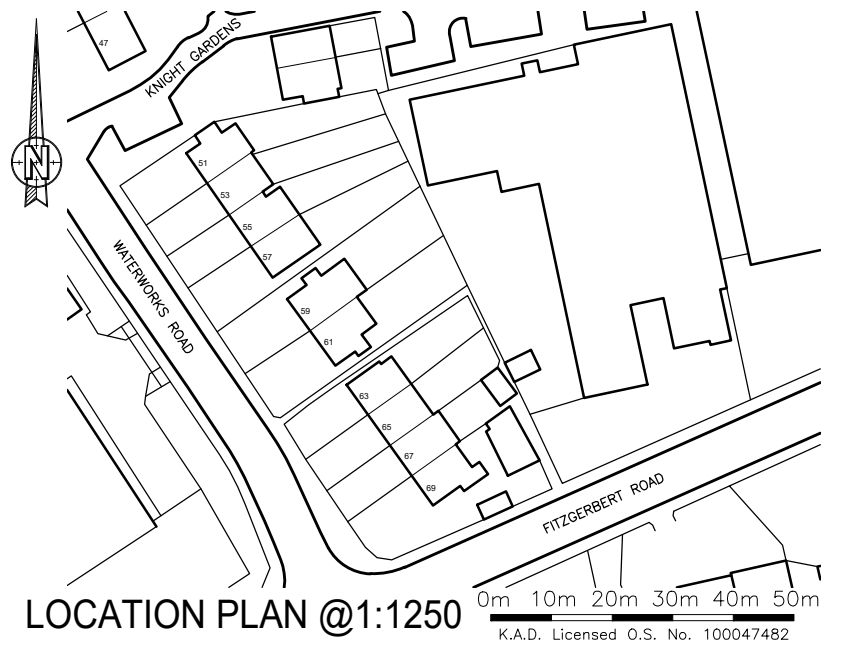




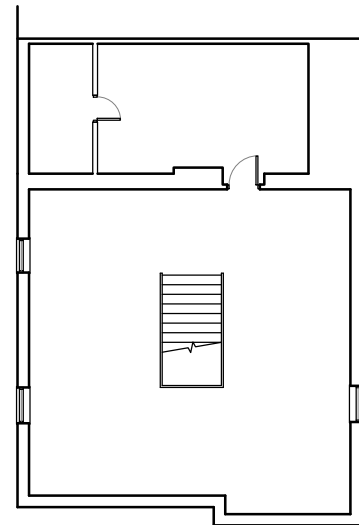


FIRST FLOOR -1:200

Floor Plan @1:200



LOCATION PLAN @1:1250



**K** NIGHT  
**A** ARCHITECTURAL  
**D** DESIGN

*K.A.D. Ltd.*  
First Floor Unit 7  
The Quarterdeck  
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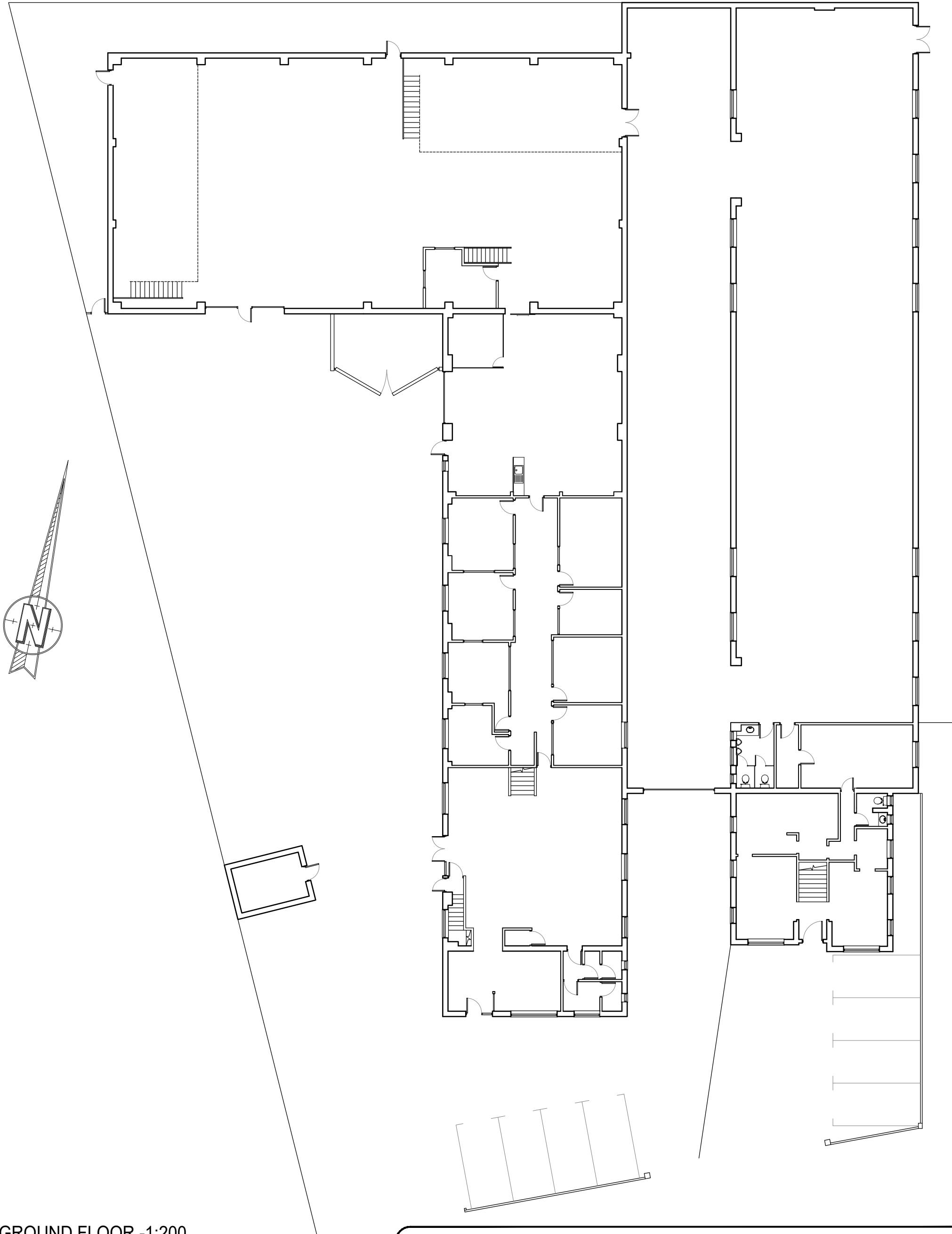
Client **HOLLOWAY ILIFFE & MITCHELL**

Drawing **FIRST FLOOR PLAN**

Project **CONQUEST FURNITURE  
FITZHERBERT ROAD  
PORTSMOUTH  
PO6 1RU**

Scale	1:200@A3		Date	JUNE 2023	
Project no.	Sequential	Bldg/Floor	Detail	Rev	
KAD	01	A	EX	.	





GROUND FLOOR -1:200

Floor Plan @1:200

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

		<p><i>K.A.D. Ltd.</i> First Floor Unit 7 The Quarterdeck Port Solent PO6 4TP</p> <p>T: 01489 660194 E: admin@k-a-d.co.uk W: www.k-a-d.co.uk</p>		<p>Project <b>CONQUEST FURNITURE</b> <b>FITZHERBERT ROAD</b> <b>PORTSMOUTH</b> <b>PO6 1RU</b></p>	
<p>Client <b>HOLLOWAY ILIFFE &amp; MITCHELL</b></p>		<p>Scale <b>1:200@A3</b></p>	<p>Date <b>JUNE 2023</b></p>		
<p>Drawing <b>GROUND FLOOR PLAN</b></p>		<p>Project no. <b>KAD</b></p>	<p>Sequential <b>01</b></p>	<p>Bldg/Floor <b>A</b></p>	<p>Detail <b>EX</b></p>
				<p>Rev <b>.</b></p>	