



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Unit 5 Sopwith Park, Concorde Way, Segensworth  
North, Fareham PO15 5RT**

**Warehouse / Light Industrial Unit With Large Secure Yard**



## KEY FEATURES

**Under Refurbishment**

**Available June 2024**

**PV panels on the roof**

**Electric vehicle charging**

**1,929.58 sq m (20,770 sq ft)**

**Block paviour car park**

**Secure concrete yard**

**7.75m eaves height**

**6.90m haunch height**

**8.57m Ridge height**

**2 x 3.62 m (w) x 4.41 m (h) up  
and over loading doors**

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

Unit 5 comprises a modern detached industrial / warehouse unit with large secure yard. The unit is constructed on a steel portal frame with part brick, part micro rib profile metal sheet elevations under an insulated profile metal sheet roof with intermittent roof lights.

Personnel access from the front block paved car park is via the full height tinted glazed curtain wall. Internally the unit has a large ground floor reception leading to the toilets and warehouse area or to the 1st floor offices which will be made open plan and refurbished to a modern standard.

The warehouse area has a central line of columns and 2 rear up and over loading doors leading to the rear secure yard.

### Accommodation

The property has been measured to GIA as follows:

	Sq M	Sq Ft
<b>Warehouse and ground floor</b>	1,615.78	17,393
<b>1<sup>st</sup> floor office</b>	313.80	3,377
<b>Total GIA</b>	1,929.58	20,770



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### Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

### Rent

£290,780 per annum exclusive.

### Service Charge

1st January 2023 – 31st December 2023: £6,079.40

### Business Rates

According to the Valuation Office website [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search) the unit has been split into 2 assessments. The Rateable Value for the 1st floor office April 2023 £38,000 and Ground floor area is £162,000.

### EPC

C-75

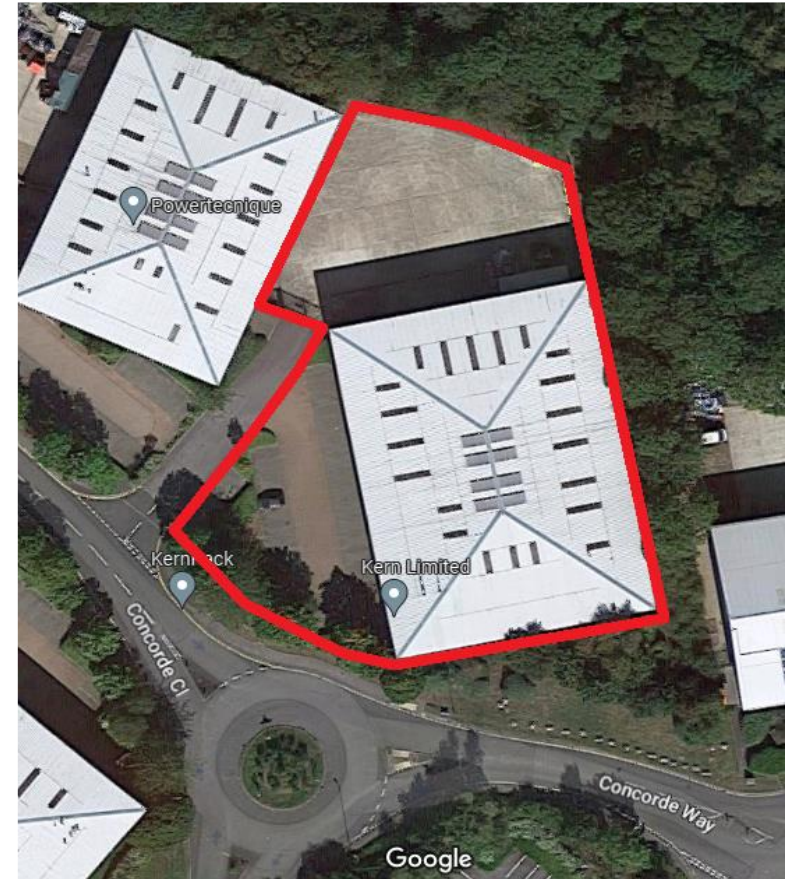
### Specification

#### Warehouse areas

- 7.75 m to eaves
- 6.9 m to haunch
- 8.57 m to ridge
- 2 x electric up and over loading doors
- 3.62 m wide by 4.21 m high
- Warehouse light lights
- 10% daylight panels
- Insulated profile metal sheet roof and elevations
- Internal blockwork walls to 2m
- 3 phase electrical supply
- Mains gas connection
- Mains water and drainage
- Smoke vents and smoke curtain
- Secure concrete yard

#### Offices and ancillary area

- 1st floor offices
- Carpet
- Perimeter trunking
- VRF Air conditioning
- Suspended ceilings with LED lighting
- Reception area
- Kitchen/rest area
- GF floor Disabled WC
- 1st Floor WC
- Electric vehicle charging
- PV panels

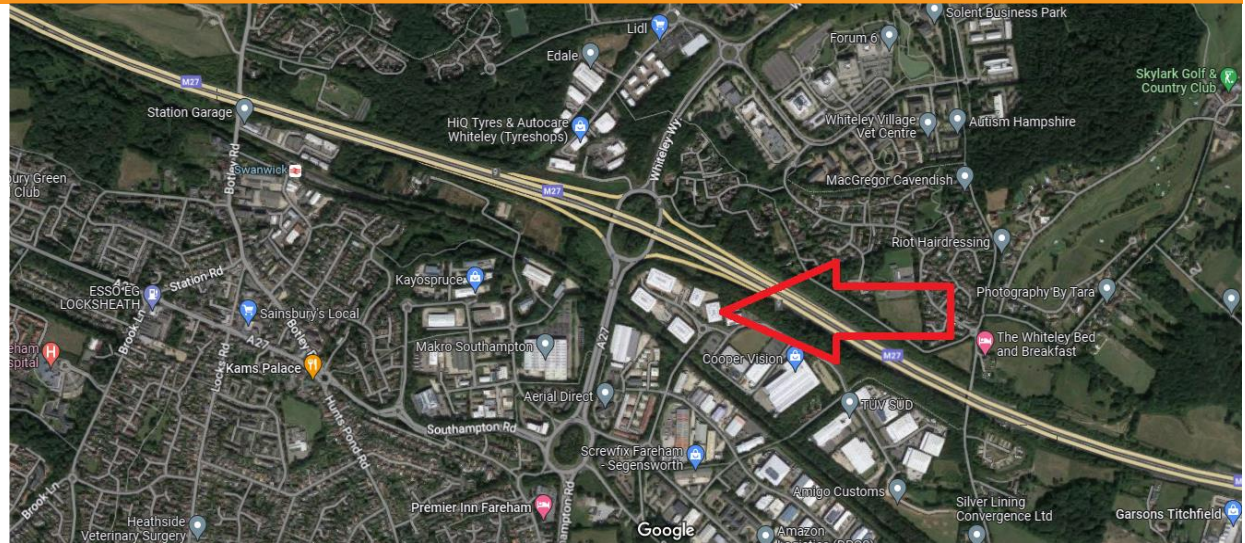


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## Unit 5 Sopwith Park, Concorde Way, Segensworth North, Fareham PO15 5RT

Location	Miles	Kms
J9 M27	1	1.61
A3(M)	14.8	23.82
Fareham Town Centre	7.1	11.43
Junction 5 M27 (Southampton Airport)	9.9	15.39
Portsmouth Docks	11.5	18.50
Southampton Dock Gate 20	17.2	26.68



### Location

Sopwith Park is accessed off Concorde Close from Concorde Way and is part of the Segensworth North Industrial Estate.

The motorway can be reach via Witherbed Lane and Segensworth Road which links with Segensworth Roundabout. The Segensworth Roundabout links with A27 and J9 of the M27.

### Viewing

Strictly by appointment with the joint sole agents:

Hellier Langston 023 8202 2111  
Matthew Poppett

Lambert Smith Hampton 01489 579 579  
Elise Evans

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**Andy Hellier**  
m: 07930 661782  
e: andy@hlp.co.uk



**Matthew Poppett**  
m: 07971 824525  
e: matt@hlp.co.uk

**Hellier Langston**  
E1 Fareham Heights  
Standard Way  
Fareham  
PO16 8XT  
01329 220 111  
[www.hlp.co.uk](http://www.hlp.co.uk)

**Hellier Langston**  
Enterprise House  
Ocean Village  
Southampton  
SO14 3XB  
02382 022 111  
[www.hlp.co.uk](http://www.hlp.co.uk)



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02382 022 111  
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