

MODERN INDUSTRIAL UNIT
935 sq.ft / 86 sq.m
TO LET – NEW LEASE



E1 PREMIER BUSINESS CENTRE
NEWGATE LANE
FAREHAM
HAMPSHIRE PO14 1TY

- **ALL GROUND FLOOR SPACE**
- **GOOD CAR AND LORRY PARKING**
 - **EARLY AVAILABILITY**

LOCATION

The Premier Business Centre forms part of the thirty acre Speedfields Business and Retail Park, located in the east side of Newgate Lane, directly opposite the main entrance to HMS Collingwood. The property is approximately one mile south of Fareham Town Centre and within two mile of the M27 Junction 11 (Fareham Central), having mainly dual carriageway access to the Motorway

DESCRIPTION

A modern development of fourteen industrial / warehouse and office units constructed in the mid 1990's. All buildings are of steel portal frame construction with brick and blockwork to a height of 8'0/ 3.5m with pressed steel cladding over.

Unit E4 is an mid terrace unit with forecourt loading and two parking spaces. All mains services, including 3 phase power and gas are available

Gross internal floor area. 935 sq ft / 86 sq. m

RENTAL

Unit E4 - £ 8,250 per annum exclusive plus VAT.

LEASE

A new full repairing and insuring lease is available for a term to be agreed, subject to periodic rent reviews.

RATES

Rateable Value £8,700. Rates payable £3,540. Companies qualifying for small unit rate relief will pay a reduced sum

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

By appointment with joint agents:-

Cyan Power
Tel 01329 220688
Attention Ian Power

Lambert Smith Hampton
Tel 01489 579579
Attention Alexandra McClean

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such installations. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.

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