

**MODERN FACTORY / WAREHOUSE**  
**225 sq.m/ 2,425 sq.ft**  
**TO LET- NEW LEASE.**



**UNIT 12 BLACKBROOK BUSINESS PARK**  
**BLACKBROOK ROAD**  
**FAREHAM**  
**HAMPSHIRE PO15 5DR**

- **MODERN DETACHED BUILDING**
- **HIGH OFFICE CONTENT**
- **ON SITE PARKING**
- **SECURE FENCED SITE**

## LOCATION

Blackbrook Business Park is located on the south side of Blackbrook Road, close to its junction with Gudge Heath Lane. This location offers good access to both Fareham Town Centre and M27 via the Avenue (A27).

## DESCRIPTION

A development of fifteen units set within a self-contained and fully fenced site. The subject property is the fifth unit into the site on the right hand side. Access to the unit is directly from the main estate road.

This is a detached unit comprising an original high eaves workshop building that has been extended with mezzanine offices. The original workshop is of cavity brick and block construction with high performance metal cladding above.

Office area	56 sq.m	/	600 sq.ft
Factory area	110 sq.m	/	1,185 sq.ft
Mezzanine offices	59 sq.m	/	640 sq.ft
Total area	225 sq.m	/	2,425 sq.ft

Energy Performance Certificate Rating Class E119.

## PLANNING

Planning consent is granted for light industrial use (class B1c).

## RENTAL

£18,000 per annum exclusive plus VAT.

## LEASE

A new lease may be available for a minimum term of three years

## RATES

Rateable Value £16,500. Rates payable £8,085.

## VIEWING

By appointment with letting agents

Cyan Power Commercial Property Agents

Tel 01329 220688

Attention Ian Power

Holloway Iliffe & Mitchell

Attention Tom Holloway

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 items. 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.