

INDUSTRIAL / STORAGE UNIT
1,130 sq.ft / 105 sq.m
TO LET / NEW LEASE



Units 3a Sharlands Road
Newgate Lane Industrial Estate
Fareham
Hampshire PO14 1RD

- **GOOD ON SITE PARKING**
- **ALL MAINS SERVICES**
- **ALL GROUND FLOOR SPACE**
- **100% RATE RELIEF TO QUALIFYING USERS**

LOCATION

Sharlands Road forms part of the established Newgate Lane Industrial Estate located just to the south of Fareham town centre and within two miles of the M27 Junction 11 (Fareham Central). There is mainly dual carriageway access to the M27 at Junction 11, Fareham Central, within two miles.

DESCRIPTION

A modern industrial building located at the front of a terrace of units. It is set within a fully fenced and gated site. The building was refurbished about six years ago, to include a new roof. Access is available seven days per week.

The available accommodation is as follows:-

Unit 3a 1,130 sq ft / 105 sq.m Rental £10,000 per annum exclusive of Rates plus VAT

There is good on site car and vehicle parking facilities.

Energy Performance Certificate Rating: A new assessment has been ordered.

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RATES

The premises are assessed for Rating purposes as shown.

Unit 3a Rateable Value £6,900 Rates payable £3,243. Parties qualifying for Small Business Rate Relief will pay no Rates.

VIEWING

Strictly by appointment with owners' agents

Cyan Power Commercial Property Agents
Tel 01329 220688
Attn Ian Power

Lambert Smith Hampton
Tel 01489 579579
Attn Guy Jackson

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 their intended use.