

## **MODERN FACTORY / WAREHOUSE**

**180 sq.m/ 1,930 sq.ft**

**TO LET- NEW LEASE**



**UNIT 5 PENNANT PARK,  
STANDARD WAY  
FAREHAM  
HAMPSHIRE PO16 8XU**

- \* GOOD MOTORWAY ACCESS**
- \* GOOD ON SITE PARKING**
- \* IMMEDIATELY AVAILABLE**

## **LOCATION**

Pennant Park is located adjacent to the Fareham Industrial Park within a short distance of the M27 at Junction 10, Fareham Central. It is therefore north of Fareham Town Centre and midway between Portsmouth and Southampton.

## **DESCRIPTION**

The property forms part of a development of six industrial and office units built in the late 1980's. It is of steel portal frame construction with cavity brick and block elevations, and internally insulated pressed steel sheet roof incorporating roof lights.

Internally the building is arranged to provide open plan industrial space with ground floor office space and light mezzanine storage above.

The approximate areas are as follows:-

Loading height	4.60 metres	/	15' 1"
Factory area	180 sq.m	/	1,930 sq.ft
Mezzanine storage	22 sq.m	/	230 sq.ft

Outside. Five car spaces plus loading facilities.

Energy Performance Rating. To be supplied

## **PLANNING**

Planning consent is granted for light industrial and storage uses (classes B1c & B8).

## **RENTAL**

£ 17,500 per annum exclusive plus VAT.

## **LEASE**

The premises are available on a new full repairing and insuring lease, for a term to be agreed, subject to periodic rent reviews.

## **RATES**

A new Rateable Value has been requested. Qualifying parties are likely to partially benefit from Small Business Rate Relief

## **VIEWING**

By appointment with letting agents  
Cyan Power Commercial Property Agents  
Tel 01329 220688  
Attention Ian Power

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.