

To Let

**Unit 12a, The IO Centre , Stephenson Road,
Fareham, Hampshire, PO15 5RU**

9,664 sq ft (897.81 sq m) GIA

- Fitted First Floor Offices
- 6 m clear height
- 15 car parking sapces
- Dedicated loading forecourt



Location

The estate is predominantly sited on the junction of Cartwright Drive and Stephenson Road on the main Segensworth South estate in close proximity to the Titchfield roundabout on the A27, with direct access within 2 miles of Junction 9 of the M27.

Specification

This modern end of terrace unit is built of steel portal frame construction with insulated clad elevations and pitch roof incorporating roof lights with sodium lighting throughout the warehouse.

The warehouse / production area has a clear internal minimum eaves height of 6m (19'4") and benefits from reception, ground and first floor offices, WC's and comfort cooling to the offices.

The unit further benefits from an electric up and over loading door and 15 allocated parking spaces.

The premises benefits from the following facilities/specification;

- Comfort cooled modern offices on ground and first floor
- Min. eaves height of 6m rising to 8m at the ridge
- Fitted kitchen/canteen
- Sodium lighting
- Electric up and over loading door
- Ladies, gents and disabled WC's
- CCTV and alarm system
- 15 allocated parking spaces

Availability

The property is available via assignment or sublease until the expiry of the lease on the 20th of October 2020.

Description

Accommodation

The units have been measured on a Gross Internal Basis. (GIA) to provide the following approximate floor areas.

Unit	Sq ft	Sqm
Warehouse / ground floor ancillary	7,613	707.27
First floor offices	2,051	190.54
Total	9,664	897.82

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

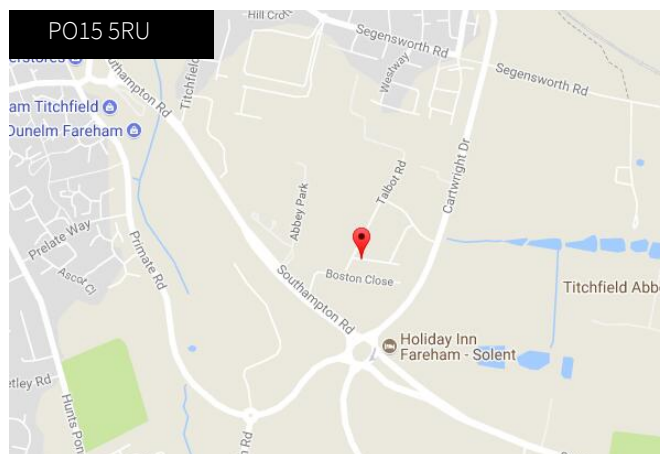
This property has been graded as 80 D.

Rent

£60,000 per annum

Business Rates

Rates Payable (2017/2018): £32,332.50 per annum
(based upon Rateable Value: £67,500 and UBR: 47.9p)



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