

To Let

**J9 South, Cartwright Drive, Fareham, Hampshire,
PO15 5RJ**

48,534 sq ft (4,508.95 sq m) GIA

- Detached unit
- Grade A
- Prominent development
- Excellent communication links
- Dock level and level loading doors



Location

The J9 South development will form part of the substantial Segensworth commercial area which lies just to the south of Junction 9 of the M27, approximately midway between Southampton and Portsmouth. The development is located on Segensworth South, which is accessed via the A27 (Southampton Road) and Cartwright Drive.

J9 South at Fareham is located a short distance from Junction 9 of the M27 between Segensworth and Fareham in the heart of the Southampton/Portsmouth conurbation.

J9 South is centrally situated for access to all parts of the region. It is close to Southampton Airport, the Ports, the M3 and A3(M) and the rest of southern England and the Midlands.

The unit will sit on its own plot with immediate access to Cartwright Drive. The plot is well landscaped but also offers a prominent position fronting the roadside for those seeking a quality unit. Access to the unit from the service yard is via three level loading electric sectional overhead doors and two dock loading doors.

Availability

Further information upon request.

Terms

The unit is available TO LET via the way of a new lease for a term to be agreed

Viewings

Strictly through joint sole agents JLL and LSH

Description

Warehouse

- Haunch: 9m
- Min eaves: 10m
- Ridge: 13.3m
- Floor loading 50kn/m²
- 350 kva power supply
- Clear span warehouse
- B1(c), B2 and B8 use
- 3 No. 5.4m by 5.4m electric up and over doors

Office Area & Amenities

- Suspended ceiling with recessed lighting
- Office areas fully carpeted
- Gas central heating
- Ground and first floor toilets
- Ground floor disabled WC/ shower
- Glazed entrance lobby
- 8 person passenger lift

External

- 43 car parking spaces
- 24 cycle space
- Secure concrete yard

EPC

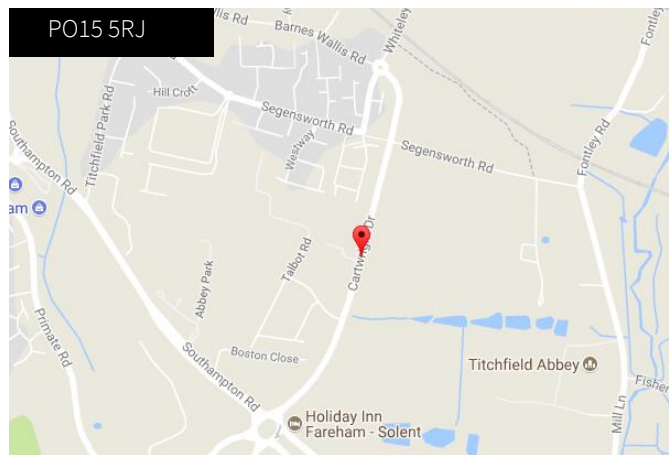
Available upon request.

Rent

£9.50 per sq ft

Business Rates

To be assessed upon completion of the unit.



Contacts

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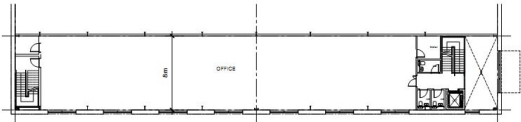
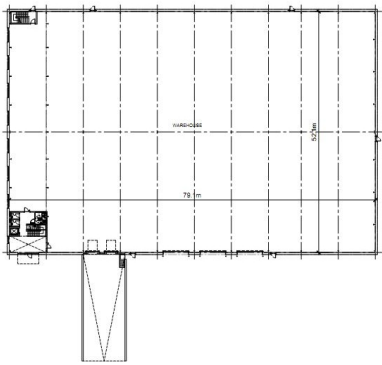
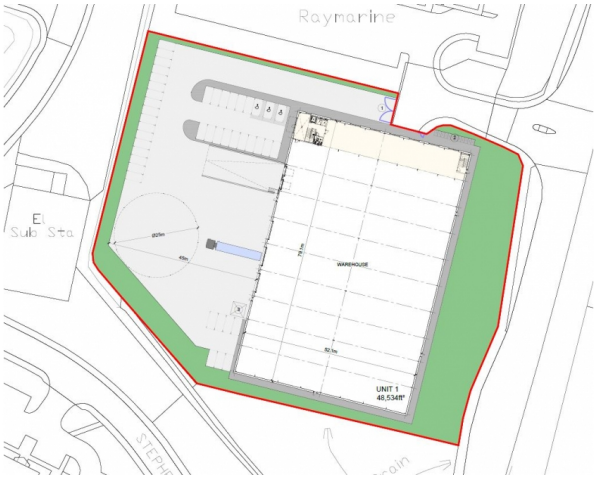
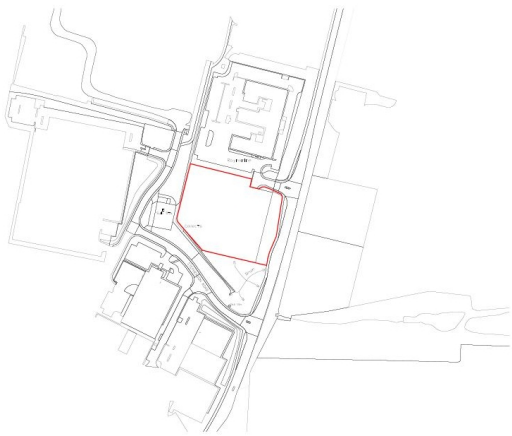
Accommodation

Floor / Unit	Description	Size	Availability
Ground	Warehouse	44,358 sq ft	Available
1st	First Floor Offices Ancillary Area	4,176 sq ft	Available

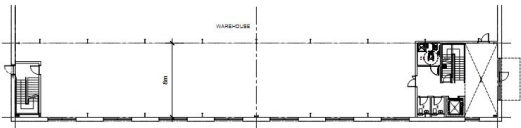
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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



02 First Floor Plan



01 Second Floor Plan