

FOR SALE

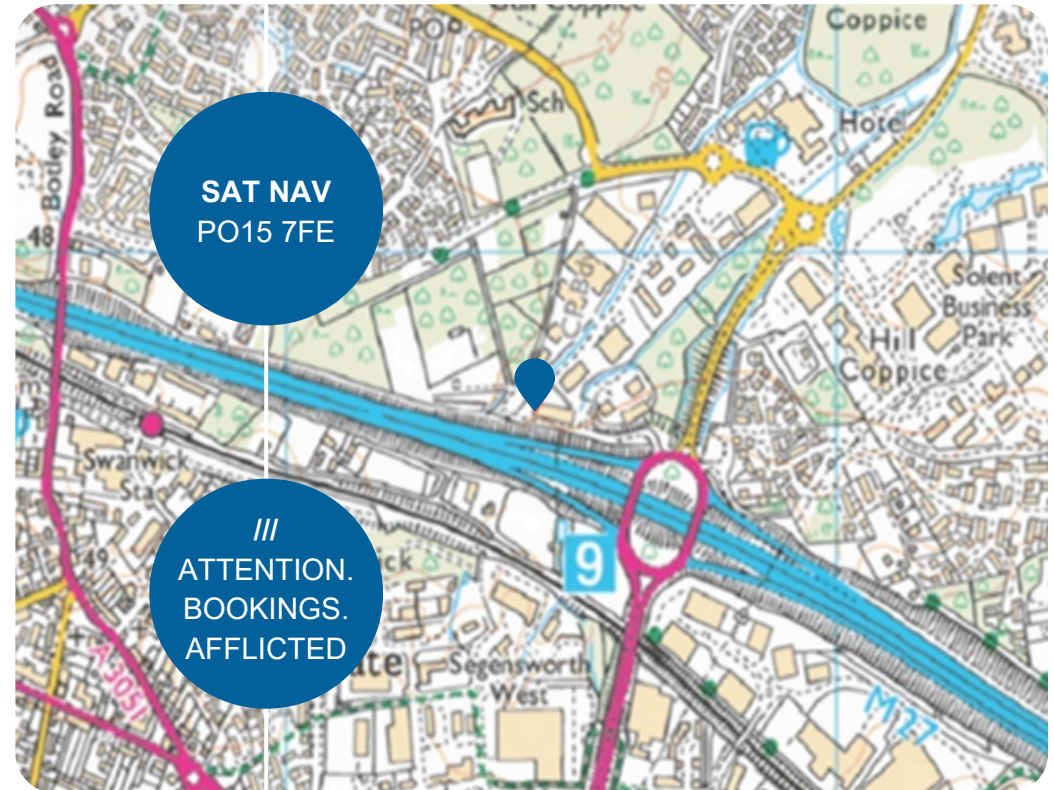
UNIT 9, FULCRUM 1, SOLENT WAY, WHITELEY, PO15 7FE

OVERVIEW



KEY FEATURES

- Light Industrial/ Business Unit
- Available with Vacant Possession
- Suitable for Owner Occupiers & Investors
- Additional Freehold Rear Yard Available
- Forecourt Loading and Parking
- Modern Specification
- Private Parking for 8/9 cars
- Desirable Location



WHITELEY
5 MIN

SOUTHAMPTON
(CITY CENTRE)
22 MIN

PORTSMOUTH
(CITY CENTRE)
17 MIN

M27
3 MIN

GET IN TOUCH



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OVERVIEW

DESCRIPTION

Excellent opportunity to purchase the long leasehold Interest of a modern end-terrace light industrial unit and connecting freehold land on the popular Solent Business Park.

The property is situated approximately 1 mile from the centre of Whiteley. Access to Unit 9 is via Solent Way road, while the land behind is directly accessible from Junction 9 of the M27 via Bognor Avenue.

Internally the property is configured with the following accommodation:

FLOOR	AREA	SQ.FT	SQ. M.
GF	Warehouse/Offices/Reception/Stores	4,572	425
FF	Offices/Meeting Room/Kitchen/WC's	4,281	397
TOTAL GIA		8,853	822

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OVERVIEW

DESCRIPTION

The warehouse is accessed via a 4.5 metre wide and 5.8 metre high concertina door. The eaves height to the underside of the haunch is approximately 6 metres and the floor to ceiling height to the underside of the mezzanine is 3.1 metres. The first floor mezzanine structure covers circa 80 to 90% of the overall warehouse space and has been configured with part open plan and part partitioned offices.

Pedestrian access into the property is also available via a single glazed door along the front facing elevation. This leads into the reception, which in turn provides access to the main stairwell, warehouse and GF and FF offices.

Externally, there is forecourt loading and car parking for approximately 8 to 9 cars.

Solar panels have been installed to the roof and an electric vehicle charging point along the front elevation.

The land at the rear of the property is currently used as additional unmarked parking.

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TENURE

Unit 9, Fulcrum 1, Solent Way, Whiteley, Fareham
(Leasehold – 999 year lease from 24/05/2013)

Title No. HP698088



Land on the South Side of Units 6-9, 1 Solent Way, Whiteley, Fareham (Freehold)

Title No. HP830447



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IMAGES



IMAGE: Front Elevation



IMAGE: Access Road (Solent Way)



IMAGE: Rear Yard



IMAGE: Reception



IMAGE: Warehouse



IMAGE: FF Offices



IMAGE: Meeting Room

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ADDITIONAL INFORMATION



PLANNING

We believe the current permitted use to be use class 'E'. All parties are advised to make their own enquiries of the local authority for confirmation.



SERVICES

- Mains Electric and 3-Phase Power Supply
- Mains Water and Sewage connection
- Gas has been capped off



RATES

Unit 9 – Rateable Value £53,000

Source – voa.gov.uk

All Parties are advised to make their own enquiries for confirmation.



EPC

TBC



VAT

TBC



TERMS

Offers invited in the region of £850,000 for the long leasehold interest in the property known as Unit 9, Fulcrum 1, Solent Way, Whiteley, Fareham, PO15 7FE and, the freehold interest in the property known as Land on the south side of Units 6-9, 1 Solent Way, Whiteley, Fareham, PO15 7FE.



ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary for the successful bidder to provide information necessary to complete these checks before the sale is exchanged. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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ADDITIONAL INFORMATION



VIEWING & FURTHER INFORMATION

Interested parties are requested to specifically deal and formally register their interest with Lewis Proudley or Helen Kendrick at SIA Group, who are acting as Agents on behalf of the Administrators.



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