

FORT WALLINGTON INDUSTRIAL ESTATE

LESS THAN
1 MILE FROM
JUNCTION 11
OF THE M27

Industrial/Warehouse Premises
Fort Wallington Industrial Estate, Military Road, Fareham, PO16 8TT

Unit	Sq ft	Sq m	Rent	Availability
Unit E1	4,575	425.26	£26,300	Now

The unit benefits from the following:

- Two up and over roller shutter doors
- 3 phase power
- Two-storey fitted office accommodation
- WC's
- Allocated car parking

The unit is available on flexible terms.



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Misrepresentation Act 1985

Hellier Langston and Lambert Smith Hampton for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hellier Langston and Lambert Smith Hampton has any authority to make or give any representation or warranty whatever in relation to this property.

**HELLIER
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01329 220111
www.hlp.co.uk

Contact: Charlie Chappell
or Andy Hellier

Lambert Smith
Hampton

01489 579579

www.lsh.co.uk

Contact: David McGougan



Travel Connections

From Fareham, By Road:
 Southampton 15 mins; Portsmouth 15 mins;
 M25 50 mins.

From Fareham, By Rail:
 Southampton 21 mins; Portsmouth Harbour
 25 mins; Southampton Park (Airport) to
 London Waterloo 1hr 10 mins.

From Southampton Airport, Eastleigh:
 Brussels 1hr 5 mins; Paris 1 hr 10 mins.

From Continental Ferry Port, Portsmouth:
 Caen 6 hrs.
 Cherbourg 4 hrs 45 mins.
 St Malo 9 hrs.



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Terms: Upon application
 Viewing Information: Strictly by appointment through
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Designed and Produced by LMA Ltd., Southampton Tel: 023 8077 2888 www.lma.co.uk



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The Development

Fort Wallington Industrial Estate is a development of twenty four units on approximately 13 acres in a well established estate with frontage to Military Road. Having undergone a comprehensive refurbishment over the last few years, the estate comprises a range of factory and warehouse units of varying sizes from 1,879 sq ft to 26,384 sq ft on competitive leasehold terms. Details of available units are available from the sole agents.



Location

Adjacent to junction 11 of the M27 and its excellent links to the UK motorway network. Fort Wallington Industrial Estate is situated within 2 miles of Fareham Town Centre which offers a range of shopping facilities with representation by the majority of multiple retailers. Sainsburys superstore is situated betwe



Schedule of Accommodation

UNIT	SQ FT	M ²
A/A1	2 84	2,451
C	4,418	410
C1	10,981	1,020
D	4,655	432
E1	4,292	399
E2	3,740	347
E3	3,973	369
E4	3,975	369
E5	3,450	321
E6	3,438	319
F	10,141	942
G1	6,864	638
G2	6,715	624
G3-4	13,612	1,265
G5	13,767	1,279
G6	5,040	468
H/J	20,538	1,908
K	1,879	175
N	9,951	924
O	15,847	1,472
Q	6,255	581



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