

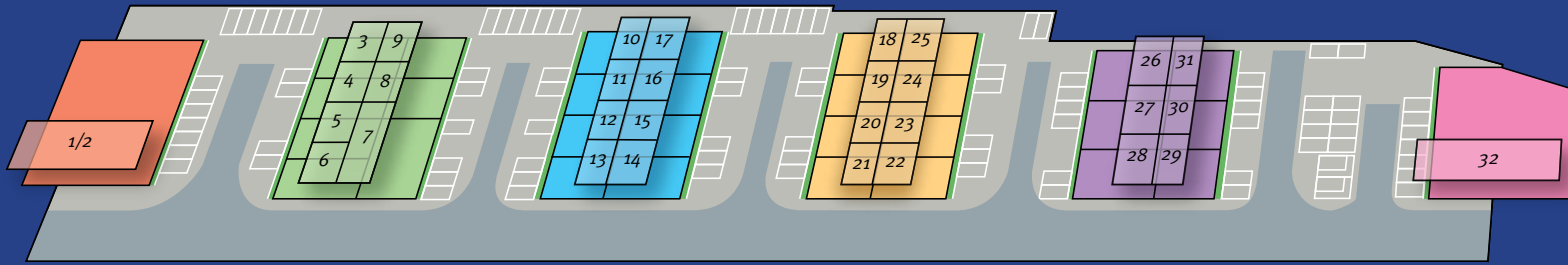
# Regent Trade Park

## Fareham Road Gosport Hampshire

FREEHOLD  
FOR SALE OR  
TO LET

**NEW DEVELOPMENT OF INDUSTRIAL/BUSINESS UNITS** 91 to 637 sq m (980 to 6,862 sq ft)





## LOCATION

Regent Trade Park is located approximately one mile south of Fareham town centre. It is on the east side of Fareham Road, just to the south of the junction with Wych Lane and north of Lederle Lane. Access is either direct from Fareham Road or via Lederle Lane. Egress must be via the traffic light controlled junction off Lederle Lane.

## DESCRIPTION

Regent Trade Park is the final phase of the re-development of the former Cyanamid site and comprises 31 new industrial/business units, arranged in six blocks. All units will be of 6m (19'8") eaves height, with first floors varying between 25% and 50% of the ground floor area.



## SPECIFICATION

- Insulated steel clad roof incorporating 10% daylight panels
- Sectional up and over loading door
- 6 metre internal eaves height
- Full 3 metre clearance below first floor
- Power floated concrete floor
- High quality cladding with brick fascia
- First floor - suitable for fit out as offices, subject to any necessary consents/regulations
- Allocated parking

## SERVICES

Mains gas, telecom, water and 3 phase electricity will be available.

## TENURE

The units are available either freehold or by way of new full repairing and insuring leases incorporating upward only rent reviews. Please note that there will be a management company that will oversee the common areas.

## PLANNING

Planning consent has been granted for B1/B2/B8 industrial/warehouse use.

## FURTHER INFORMATION

Contact the owners joint agents:

**Lambert Smith Hampton**  
**01489 579579**  
[www.lsh.co.uk](http://www.lsh.co.uk)

David McGougan  
 dmcgougan@lsh.co.uk

**HE**  
 Hughes Ellard  
[www.hughesellard.com](http://www.hughesellard.com)  
**01329 220033**

David Podesta  
 david\_podesta@hughes-ellard.co.uk

## ACCOMMODATION

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL (SQ FT)
1/2	5,394	1,243	6,637
3	984	485	1,469
4	975	480	1,455
5	975	480	1,455
6	975	480	1,455
7	1,420	643	2,063
8	704	299	1,003
9	710	302	1,012
10	1,000	491	1,491
11	992	487	1,479
12	992	487	1,479
13	992	487	1,479
14	687	304	991
15	687	304	991
16	687	304	991
17	704	307	1,011
18	546	475	1,021
19	678	311	989
20	674	306	980
21	674	306	980
22	1,006	494	1,500
23	1,006	494	1,500
24	1,006	494	1,500
25	816	399	1,215
26	1,121	541	1,662
27	1,113	537	1,650
28	1,113	537	1,650
29	913	441	1,354
30	913	441	1,354
31	919	444	1,363
32	5,401	1,461	6,862

### IMPORTANT NOTICE

Lambert Smith Hampton and Hughes Ellard and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert Smith Hampton and Hughes Ellard have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.