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# zenithhouse

LEDERLE LANE, FAREHAM, PO13 0FZ



FREEHOLD FOR SALE OR TO LET

**New B1/B2/B8 industrial /warehouse building**

providing 954 sq m (10,268 sq ft) of accommodation with 8 metres eaves height set in a landscaped location

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## Location

Zenith House is located approximately one mile south of Fareham town Centre on the northern edge of Gosport. It lies on the eastern side of Fareham Road at the junction of Barwell Lane and Lederle Lane. Access is either direct from Fareham Road or via Lederle Lane. Egress must be via the traffic light-controlled junction of Fareham Road and Lederle Lane.



## Description

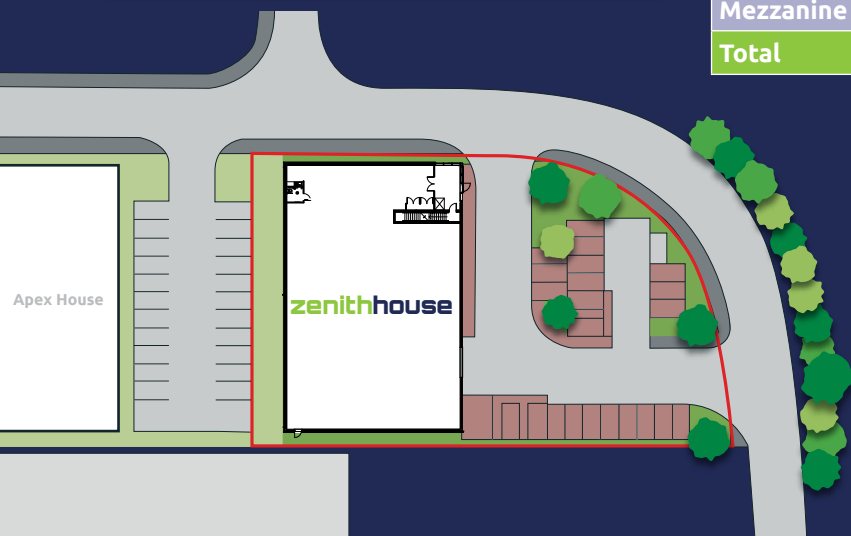
Zenith House is a brand new high-quality warehouse unit set within a landscaped environment. The property comprises a two-storey steel frame building with high-quality cladding and brickwork. At first floor level there are fully-fitted offices and ancillary accommodation. The building has a roller shutter door and ample space for HGV loading and unloading.

## Specification

- 8m to eaves height
- 23 car parking spaces
- High-quality mini-rib cladding
- Fully-fitted first floor offices
- Powder-coated aluminium doors and windows
- 3.3 m clear height from ground to underside of first floor
- Insulated steel clad roof with 10% daylight panels
- Electric sectional up and over 5m high loading door

## Accommodation (Floor areas approximate)

Ground Floor	806 sq m	8,675 sq ft
Mezzanine	148 sq m	1,593 sq ft
<b>Total</b>	<b>954 sq m</b>	<b>10,268 sq ft</b>



## Services

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

## Tenure

The unit is available either freehold or by way of new full repairing and insuring lease incorporating upward only rent reviews.

## Planning

A planning application has been submitted for B1, B2 and B8 uses under Ref: 13/00052/FUL.

## Further Information

For further information please contact the owner's joint agents.



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