



Meon House, 10 Barnes Wallis Road, Fareham P015 5TT

**TO LET  
FOR SALE**

TWO STOREY DETACHED  
OFFICE/PRODUCTION BUILDING WITH  
REAR WAREHOUSE

**19,672 Sq Ft  
(1,828 Sq M)**

## DESCRIPTION

The property provides a modern detached two storey building constructed in 1989 of a steel portal frame with brick elevations and profile cladding to the upper elevations. To the rear is an extended warehouse of portal frame construction with clad elevations.

- ✓ Production facility suitable for R&D
- ✓ 4.92m min. eaves height to rear warehouse
- ✓ Potential to expand (subject to planning)
- ✓ Parking for over 60 cars on 1 acre site
- ✓ Rear pedestrian loading door at ground level
- ✓ EPC energy rating is C.

## LOCATION

The property is located on Segensworth East within a few minutes drive time of Junction 9 of M27 motorway, allowing access to Eastleigh to the west and Portsmouth to the east which is approximately 12 miles away. Southampton International Airport at Eastleigh and Southampton Parkway railway station are both approximately 13 miles away.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Production/Storage	7,842	729
FF Office/Light Production	8,015	745
Ground Floor	3,815	354
<b>Total</b>	<b>19,672</b>	<b>1,828</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT.

## LEGAL COSTS

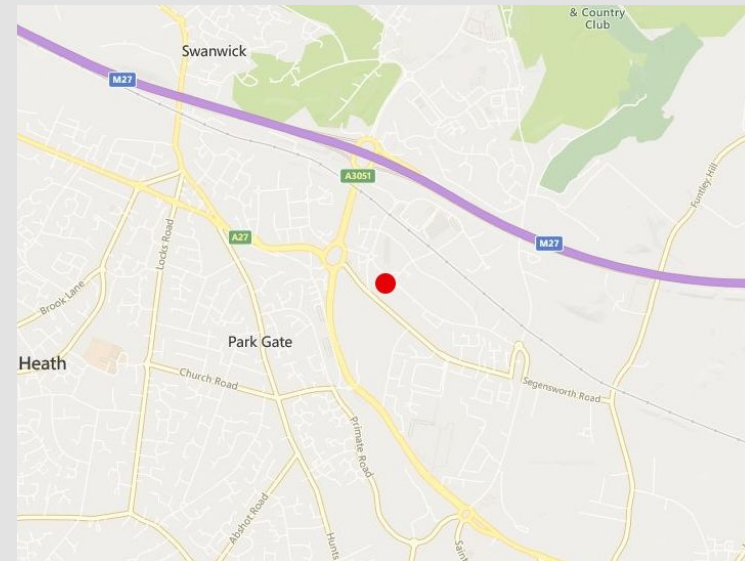
Each party to be responsible for their own legal costs.

## BUSINESS RATES

The 2017 Rating List is described as Factory & premises RV £102,000.

## TERMS

The long leasehold interest is available for sale; there are 93 years remaining and a peppercorn rent is payable - price on application.



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Regulated by RICS 03-Apr-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
Hampton**

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