

4 Barnes Wallis Road
Segensworth East, Fareham, PO15 5ST



BARNES WALLIS ROAD

DETACHED INDUSTRIAL/WAREHOUSE WITH YARD



TO LET/FOR SALE
1,594.42 sq m (17,162 sq ft)

BARNES WALLIS ROAD

The property fronts on to Barnes Wallis Road, which is one of the main estate roads on Segensworth East. Segensworth is a well established modern industrial and distribution location which has grown significantly due to its excellent access to Junction 9 of the M27 close to Fareham and in the heart of the Southampton to Portsmouth conurbation.



DESCRIPTION

Unit 4 is a detached industrial/warehouse building of steel portal frame construction with part brick/block elevations and profile steel cladding. There are two roller shutter doors to the rear of the warehouse which give direct access to the yard/loading area.

At the front the building benefits from two storey offices, with gas fired central heating.

The premises benefit from the following facilities/specifications:

- **Large yard (approximately 822.63 sq m/8,855 sq ft)**
- **Two loading doors**
- **5.65 m eaves**
- **Stand-alone building**
- **Purpose built fitted offices at ground and first floor**
- **Close proximity to Junction 9 of the M27.**

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal area:

| 4 Barnes Wallis Road | sq m | sq ft |
|--|----------------|---------------|
| Ground Floor | 1416.70 | 15,249 |
| First Floor | 177.72 | 1,913 |
| Total Approx. Gross Internal Area | 1594.42 | 17,162 |
| Rear Yard | 822.63 | 8,855 |



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