

FREEHOLD FOR SALE OR TO LET

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# apexhouse

LEDERLE LANE, GOSPORT, PO13 0FZ



**New B2/B8 industrial /warehouse building** providing 1,152 sq m (16,373 sq ft) of accommodation with 8 metres eaves height set in a landscaped location

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## Location

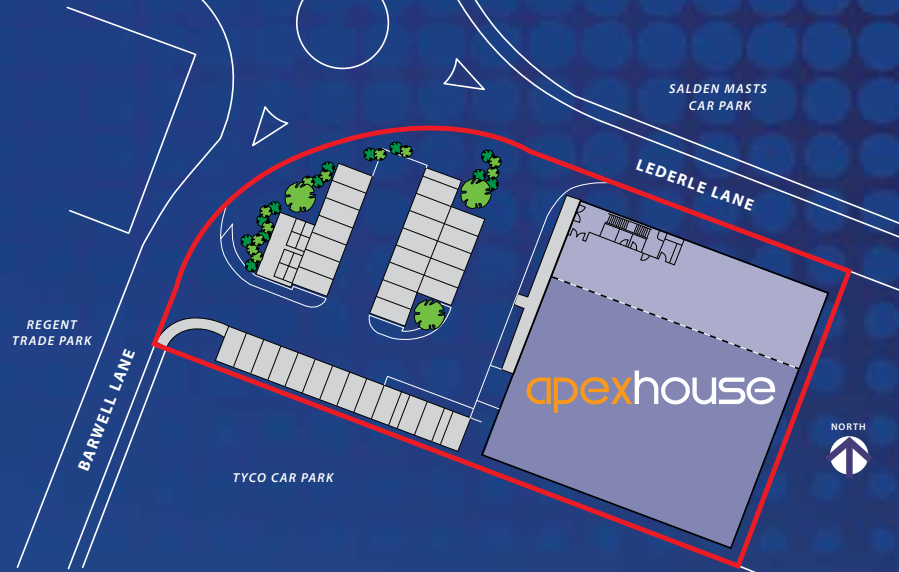
Apex house is located approximately one mile south of Fareham town Centre on the northern edge of Gosport. It lies on the eastern side of Fareham Road at the junction of Barwell Lane and Lederle Lane. Access is either direct from Fareham Road or via Lederle Lane. Egress must be via the traffic light-controlled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

## Description

Apex 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
- 26 parking spaces equivalent to 1:496 sq ft
- High-quality mini-rib cladding
- Fully-fitted first floor offices
- Powder-coated aluminium doors and windows
- 4m clear height from ground floor to first floor
- Insulated steel clad roof incorporating 10% daylight panels
- Electric sectional up and over 5m high loading door
- Power floated concrete floor



## Accommodation (Floor areas approximate)

<b>Ground Floor</b>	1,193 sq m	12,842 sq ft
<b>First Floor</b>	328 sq m	3,531 sq ft
<b>Total</b>	<b>1,521 sq m</b>	<b>16,373 sq ft</b>

## Site area

0.31 ha	0.76 acres
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## 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

Planning consent has been granted for B2 and B8 use.

## Further Information

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



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