

LAVENHAM BUSINESS PARK

FULCRUM 5, SOLENT BUSINESS PARK, PO15 7FY

UNIT 1
LET TO
EDALE LTD



TO LET

TWO NEW INDUSTRIAL/BUSINESS UNITS AVAILABLE

ON LANDSCAPED BUSINESS PARK WITH DIRECT ACCESS TO J9, M27

6,775 sq ft to 25,512 sq ft (629.3 sq m to 2,370 sq m)

LOCATION

The Lavenham Business Park is located within the heart of the Fulcrum Business Park development, immediately adjacent to J9 of the M27 south coast motorway. Other occupiers include Edale, CDS Rail, Protec Fire, Moody Decking and CSS Security.

DESCRIPTION

The units are of portal frame construction, set within a mature landscaped setting, and provide an occupier with an attractive modern working environment.

Features for both units include:

- 10% natural roof lights
- 6 metre (20ft) eaves height to production areas
- Parking and loading areas
- Sectional up and over loading doors
- 25kn.m² (500lbs/ft²) floor loadings

Unit 3 – first floor offices fitted out with suspended ceilings, carpeting and heating.

WC facilities, including disabled to Unit 3. Additional WC's to be installed within Unit 2 (assuming the units are let separately).

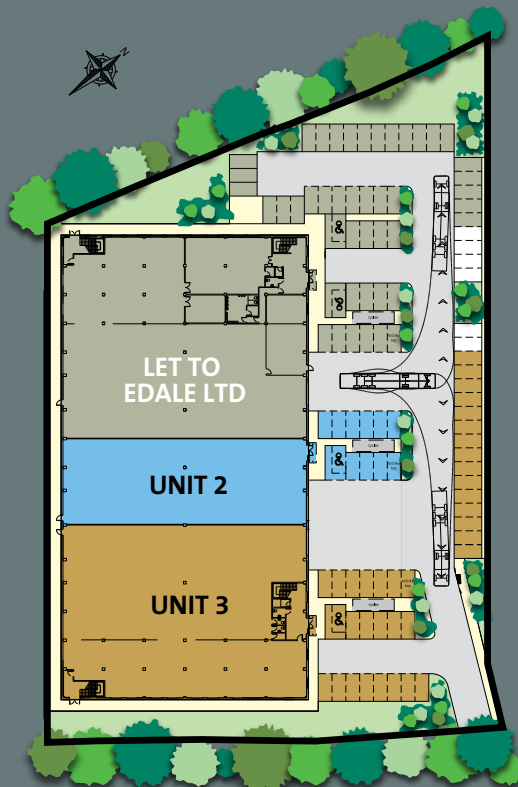
Additional shared visitor car parking possibly available.



ACCOMMODATION

Unit	Floor	Area sq m	Area sq ft	Car parking spaces
2	Ground	629.3	6,775	11
	First	-	-	
3	Ground	1267.3	13,641	35
	First	473.4	5,096	
Total		1740.7	18,737	
Combined	Units 2 & 3	2370.0	25,512	46

The above floor areas are approximate gross internal areas.



LEASE DETAILS

The premises are available separately or together on the basis of a new lease agreement(s), length of term to be agreed, subject to 5 yearly upward only rent reviews, the lease(s) to be specifically excluded from Part II of the Landlord and Tenant Act.

RENT

On application.

VAT

Any rents agreed will be subject to Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment through joint sole agents.



MISREPRESENTATION ACT 1967

Hughes Ellard, Lambert Smith Hampton and John Bird Associates for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hughes Ellard, Lambert Smith Hampton and John Bird Associates has any authority to make or give any representation or warranty whatever in relation to this property.

Brochure produced May 2009

Designed & produced by www.property-marketing-support.co.uk Telephone: 07595 960952

