



**21 MITCHELL CLOSE, FAREHAM, PO15 5SE**

**INDUSTRIAL / WAREHOUSE TO LET**

**2,259 SQ FT (209.87 SQ M)**



# Summary

## Industrial/Warehouse/ - To Let

Available Size	2,259 sq ft
Rent	£26,000 per annum
Rateable Value	£27,000
Service Charge	£1,523 per annum
VAT	Not applicable
EPC Rating	D

- 4m min. eaves height
- Easy access to M27
- 3 phase electricity and gas supply
- Kitchenette and WC facilities
- Parking available
- Established commercial location
- 3.5m high roller shutter door

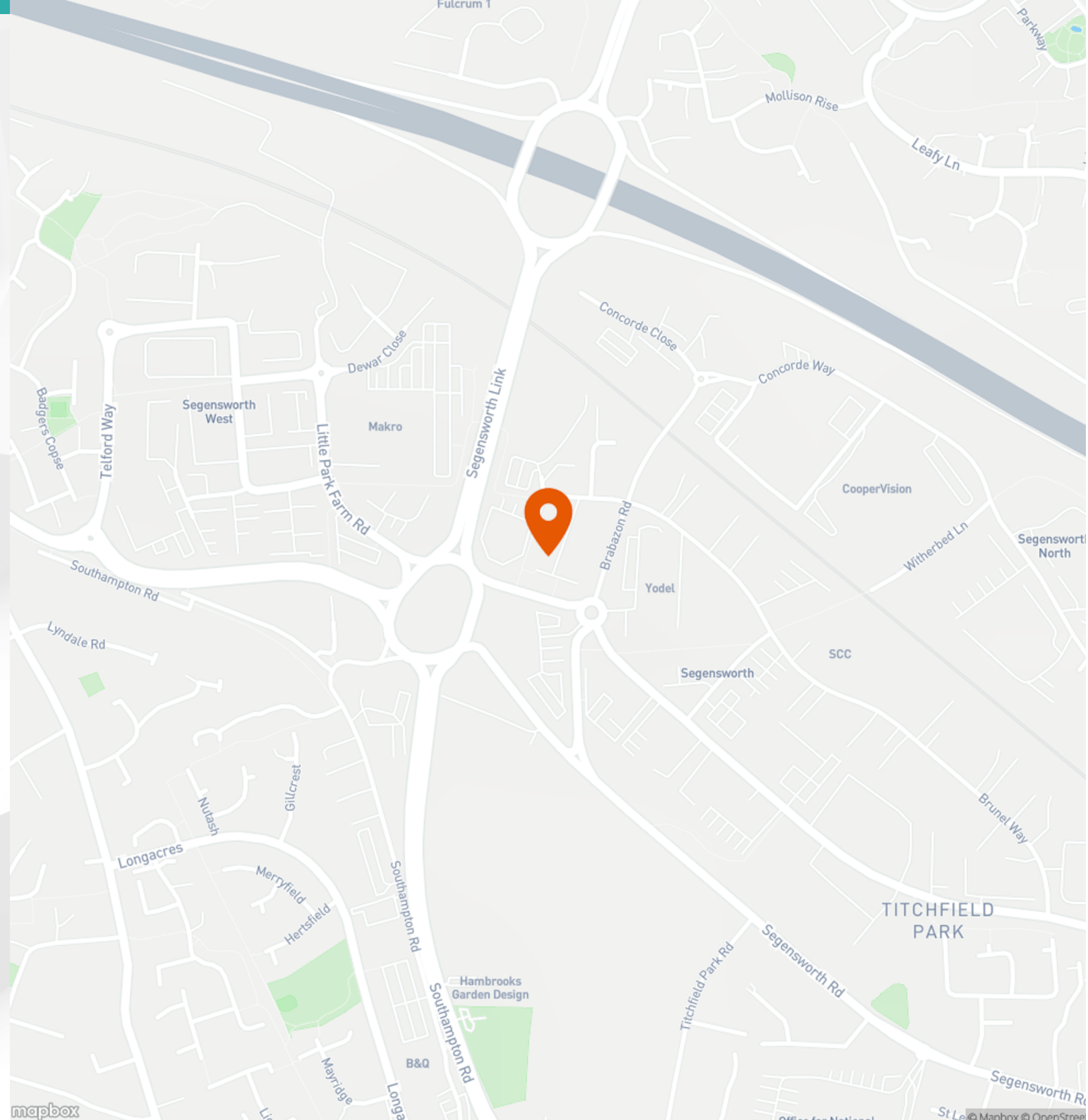


# Location



21 Mitchell Close, Fareham,  
PO15 5SE

Mitchell Close is situated within the established Segensworth East business area of Fareham, strategically positioned between Portsmouth and Southampton on the South Coast. The estate is located just off Junction 9 of the M27 motorway, providing excellent east-west connectivity across the region and direct links to the national motorway network via the M3.



# Further Details

## Description

Mitchell Close is a well-established light industrial estate located in the Segensworth East business district of Fareham. The Estate comprises 28 units ranging from 476 sq ft up to 5,000 sq ft.

The properties are of steel portal frame construction with brick and blockwork cavity walls with profile metal cladding. Unit 21 has a 3.5m roller shutter door with separate pedestrian entrance. The unit benefits from 4m eaves height and 3 phase electricity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	2,259	209.87	Available
<b>Total</b>	<b>2,259</b>	<b>209.87</b>	

## Terms

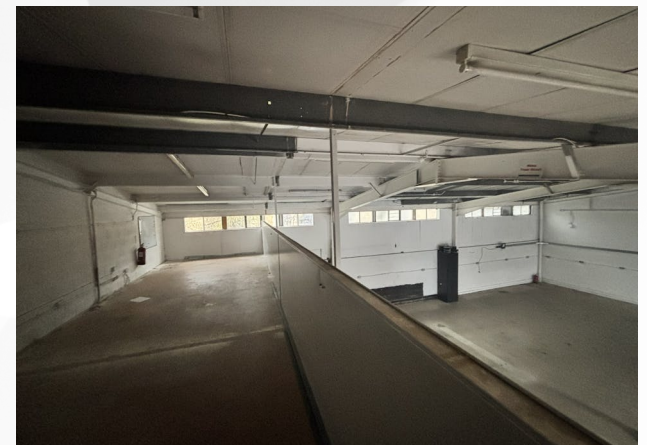
A new full repairing and insuring lease is available for a term to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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