

MATRIX PARK **TO LET**

34,026 SQ FT (3,161.11 SQ M)



LARGE SECURE
YARD



NEWLY
REFURBISHED



8.2 M EAVES
HEIGHT



www.ipif.com/matrixpark

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 5, MATRIX PARK
SEGENSWORTH, FAREHAM, HAMPSHIRE, PO15 5AP

IPIF

UNIT 5 MATRIX PARK

LOCATION

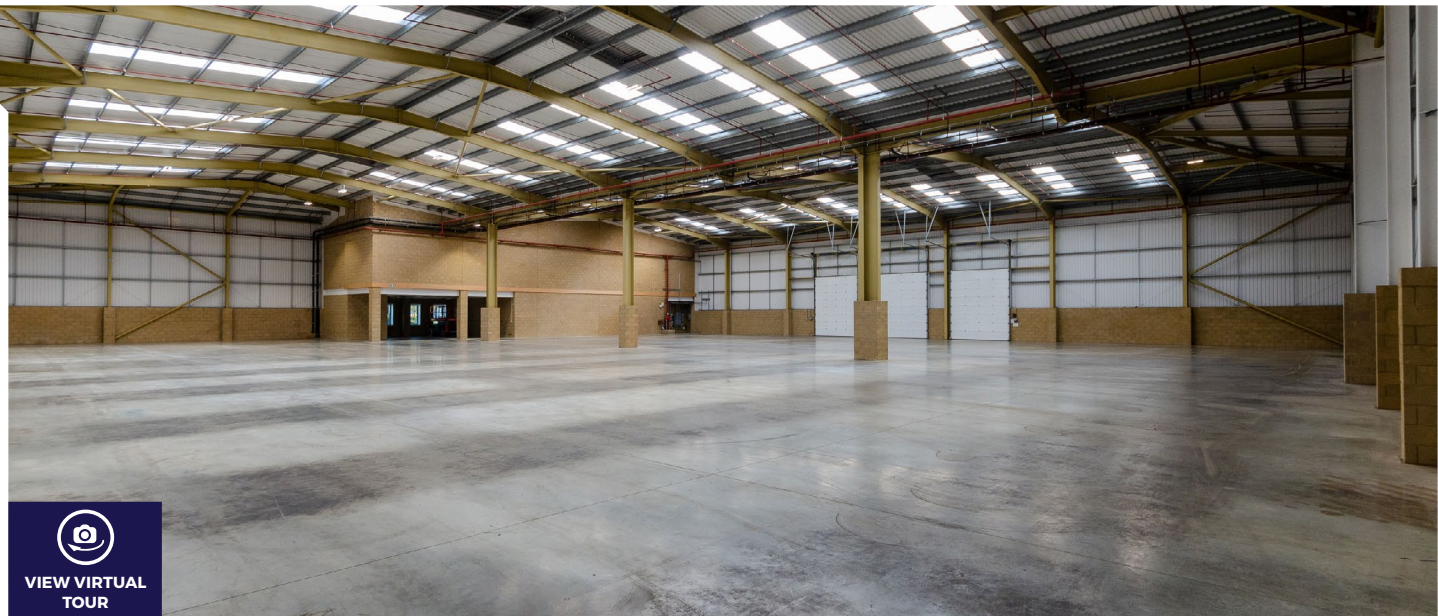
Matrix Park is a modern development of industrial and warehouse units forming part of the substantial Segensworth commercial area which lies just to the south of Junction 9 of the M27, approximately midway between Southampton and Portsmouth. The development is located on Segensworth South, which is accessed via the A27 (Southampton Road) and Cartwright Drive. The development comprises a total of 14 units, with high specification office accommodation. Each unit has dedicated parking and loading facilities, within a secure managed environment.

DESCRIPTION

Unit 5 is a detached industrial/warehouse unit with a fenced secure yard. The unit has a pedestrian entrance door leading to reception, ground and first floor offices and warehouse. The warehouse is clear span with 8m clear height, 3 electric sectional up and over doors 5 m (h) 4 m (w), 3 phase power, gas and sprinklers. Externally the unit benefits from a secure yard and separate parking area.

SPECIFICATION

- 8.03m haunch
- 8.28m eaves
- 9.56m under side of portal
- Security guard from 7pm - 7am
- 3 x electric up and over doors 4m wide by 5m high
- 3 phase power
- Gas connection
- Sprinkler system
- Male and female ground and first floor WCs
- GF Disabled WC with shower
- Ground and first floor fitted offices
- Carpet
- Suspended ceiling with diffused lighting
- Raised floors
- Gas central heating
- Kitchen/tea point at 1st floor



On behalf of the Landlord

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ACCOMMODATION

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

Matrix Park	M ²	FT ²	EPC
Warehouse	2,640.49	28,422	C-68
GF Office	206.55	2,223	
FF Office	314.07	3,381	
Total	3,161.11	34,026	

TERMS

Available on a new full repairing and insuring lease terms to be agreed.

RENT

On application.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

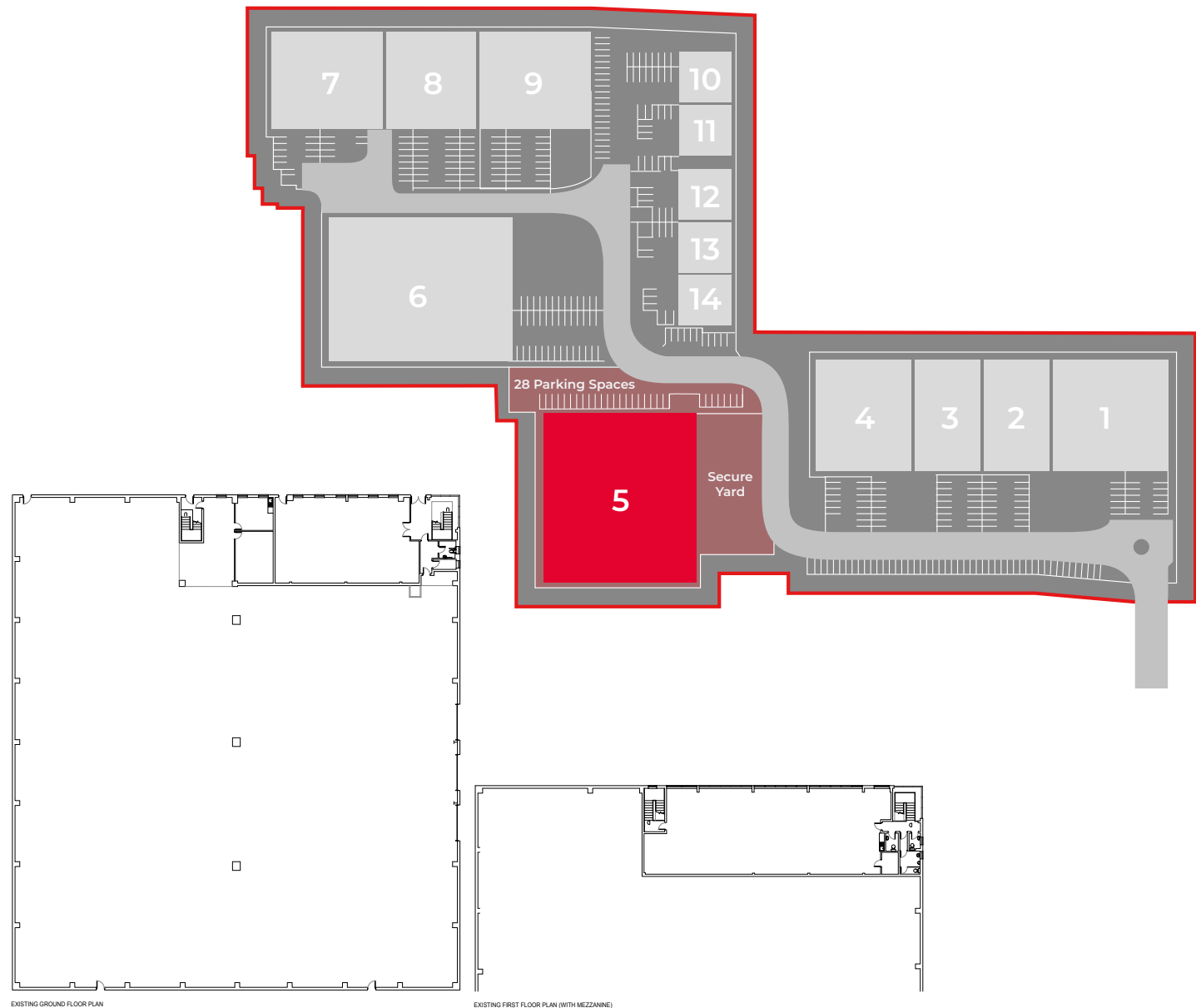
Warehouse and premises - £159,000.

ENERGY PERFORMANCE CERTIFICATE

C-68.

LEGAL COSTS

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



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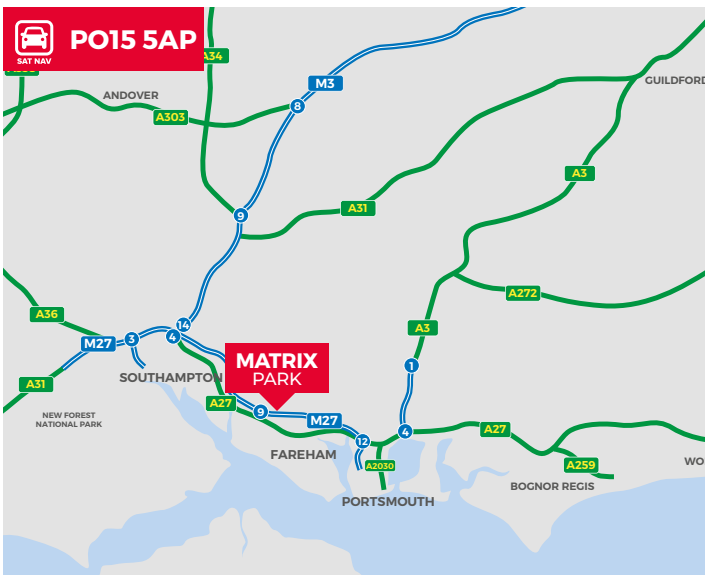
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M27	2.4 miles
A27	0.6 miles



M3	12.4 miles
A3	13.6 miles



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