

# PANATTONI PARK FAKHAM

CONNECTED FOR GROWTH

119,997 SQ FT OF PREMIUM LOGISTICS SPACE

**TO LET - 5 UNITS AVAILABLE**

# CONNECTED TO OPPORTUNITY

HIGH QUALITY SPACE BUILT FOR  
**BUSINESS, R&D AND MORE**

A high quality warehouse and office accommodation with excellent existing infrastructure and refurbishment opportunities.

## KEY HIGHLIGHTS

- POTENTIAL FOR R&D USE SUBJECT TO THE NECESSARY CONSENTS.
- CLOSE PROXIMITY TO EASTERN BYPASS A4142.
- SECURE SELF-CONTAINED SITE.
- REGULAR SHAPED, LEVEL SITE EXTENDING TO APPROXIMATELY 6.53 ACRES (2,642 HA).
- REFURBISHMENT OPPORTUNITIES AVAILABLE.
- GOOD EXISTING POWER SUPPLY OF 1.1 MVA.



## DESCRIPTION

The main warehouse element is of steel portal frame construction over four bays, with concrete slab floors, full height profile composite cladding, pitched roofs which in part have translucent roof panels.

Externally the site is accessed from the west through the adjacent Unipart site with a secure gatehouse provision directly off Garsington Road. The site extends to approximately 6.53 acres (2.642 ha) providing a site cover of approximately 37%.

## SPECIFICATION

- Clear Internal Height of between 8.7m & 13m.
- Approx. 210 car parking spaces.
- Gantry crane in situ within the Press Hall.
- Yard depth of approximately 30m
- 11 Access loading doors & 3 Dock loading doors

## ACCOMMODATION

The accommodation comprises of the following

| Name                      | sq ft          | sq m             | Availability |
|---------------------------|----------------|------------------|--------------|
| G round – Warehouse Space | 94,426         | 8,772.46         | Available    |
| Ground – Office Space     | 12,350         | 1,147.35         | Available    |
| Ground - Compressor Room  | 153            | 14.21            | Available    |
| 1st - Office Space        | 10,112         | 939.44           | Available    |
| 2nd - Plant Room          | 2,956          | 274.62           | Available    |
| <b>Total</b>              | <b>119,997</b> | <b>11,148.08</b> | <b>-</b>     |

## BUSINESS RATES

£409,600 per annum (using 51.9p standard multiplier)

## LOCATION

Park is strategically located in Hampshire, offering excellent connectivity to key transportation networks. Positioned near the south coast, it provides convenient access to major motorways, ports, and airports, ensuring efficient logistics operations for businesses.

Situated close to the M27 and M3 motorways, the site offers seamless links to Southampton, Portsmouth, and London. The proximity to Gatwick and Heathrow Airports and major ports enhances global logistics capabilities.

## EPC RATING

B - 48

## VIEWINGS

Viewings are to be undertaken strictly by appointment through the sole letting agents.

## CONTACT US

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## STRATEGICALLY CONNECTED

