

**NOW AVAILABLE FOR OCCUPATION**



**BREEAM OUTSTANDING & EPC A+ DEVELOPMENT**

# FERNE PARK

5 Barnes Wallis Road | Fareham | PO15 5TT

**TO LET PRIME URBAN WAREHOUSE / LOGISTICS UNITS**

**UNIT 1 17,862 SQ FT | UNIT 2 35,453 SQ FT | UNIT 3 54,239 SQ FT**



The development comprise 3 no. new Grade A light industrial / warehouse units with ancillary offices, car parking and service yards.



[Click here for a video overview](#)

**FERNE  
PARK**



**Grade-A  
Light Industrial/  
Warehouse**



**Cat-A Office  
Accommodation**



**Net Zero  
Embodied Carbon**



**BREEAM  
'Outstanding'**



**EPC 'A+'  
Rating**



**PV Renewable  
Energy**



**Flexible Use  
Classes (E, B2, B8)**



**Secure Service  
Yards**





Portsmouth

M27

Arena  
Space for you to perform

ELTA

TOOLSTATION

smi

APC  
Advanced Process Control

PFS

Parker MEGGITT

CooperVision

FERNE PARK

SCREWFIX

YODEL

coolers & CONDENSERS

A27

J9

Southampton (M3 to London)



**56.9%** in employment vs  
national average of 55.7%



**7.7%** employed in  
manufacturing vs  
national average of 7.3%



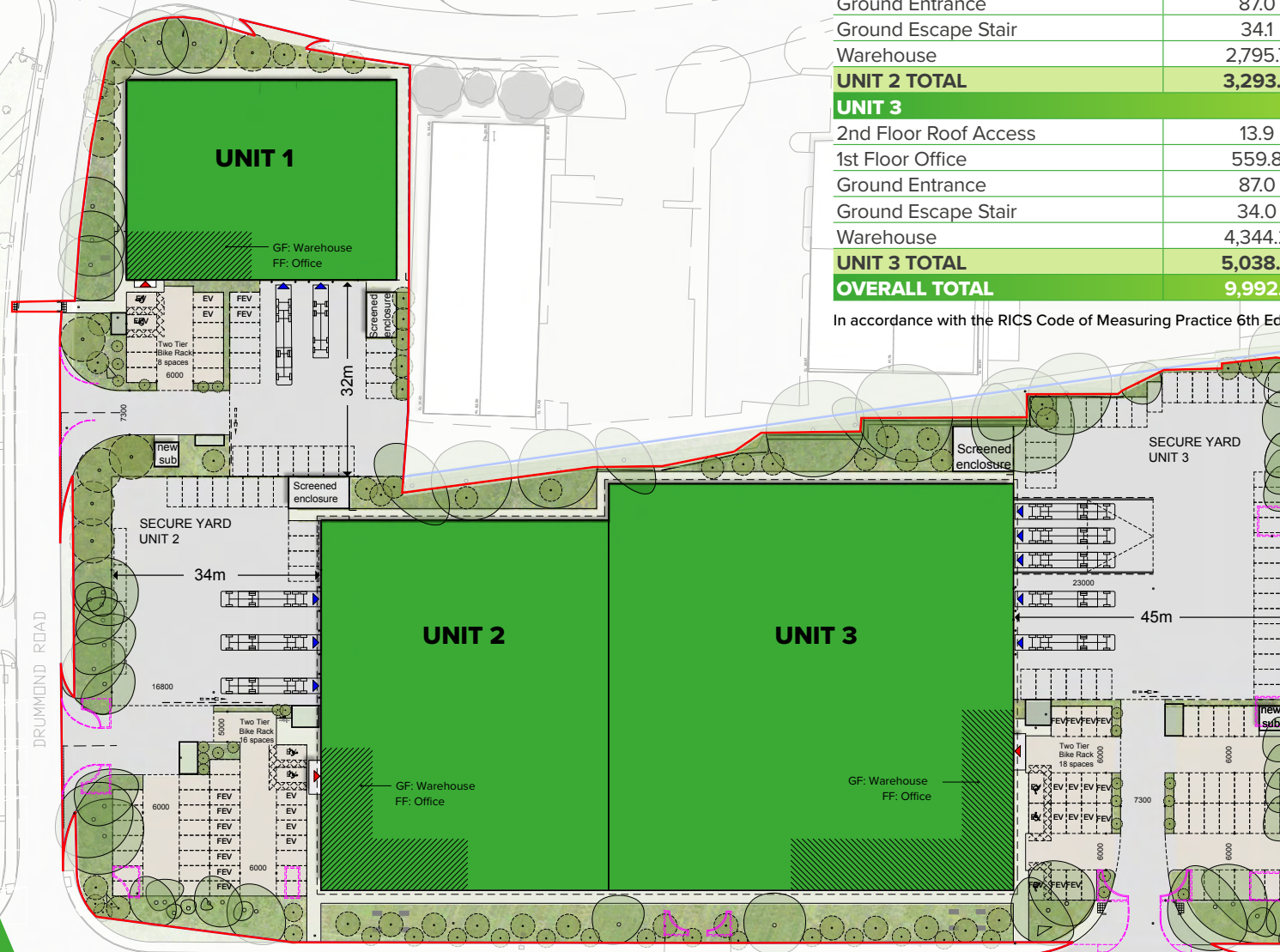
**56,000**  
economically active



**1.6 million**  
residents within  
a 1 hour drive time



# FERNE PARK



UNIT 1	SQ M	SQ FT
1st Floor Office	182.3	1,962
Ground Entrance	35.9	386
Warehouse	1,441.3	15,514
<b>UNIT 1 TOTAL</b>	<b>1,659.5</b>	<b>17,862</b>
UNIT 2	SQ M	SQ FT
2nd Floor Roof Access	13.8	149
1st Floor Office	363.1	3,908
Ground Entrance	87.0	936
Ground Escape Stair	34.1	367
Warehouse	2,795.7	30,093
<b>UNIT 2 TOTAL</b>	<b>3,293.7</b>	<b>35,453</b>
UNIT 3	SQ M	SQ FT
2nd Floor Roof Access	13.9	150
1st Floor Office	559.8	6,026
Ground Entrance	87.0	936
Ground Escape Stair	34.0	366
Warehouse	4,344.2	4,676.1
<b>UNIT 3 TOTAL</b>	<b>5,038.9</b>	<b>54,239</b>
<b>OVERALL TOTAL</b>	<b>9,992.1</b>	<b>107,554</b>

In accordance with the RICS Code of Measuring Practice 6th Edition on a Gross External Area basis.













**UNITS NOW READY FOR IMMEDIATE OCCUPATION**

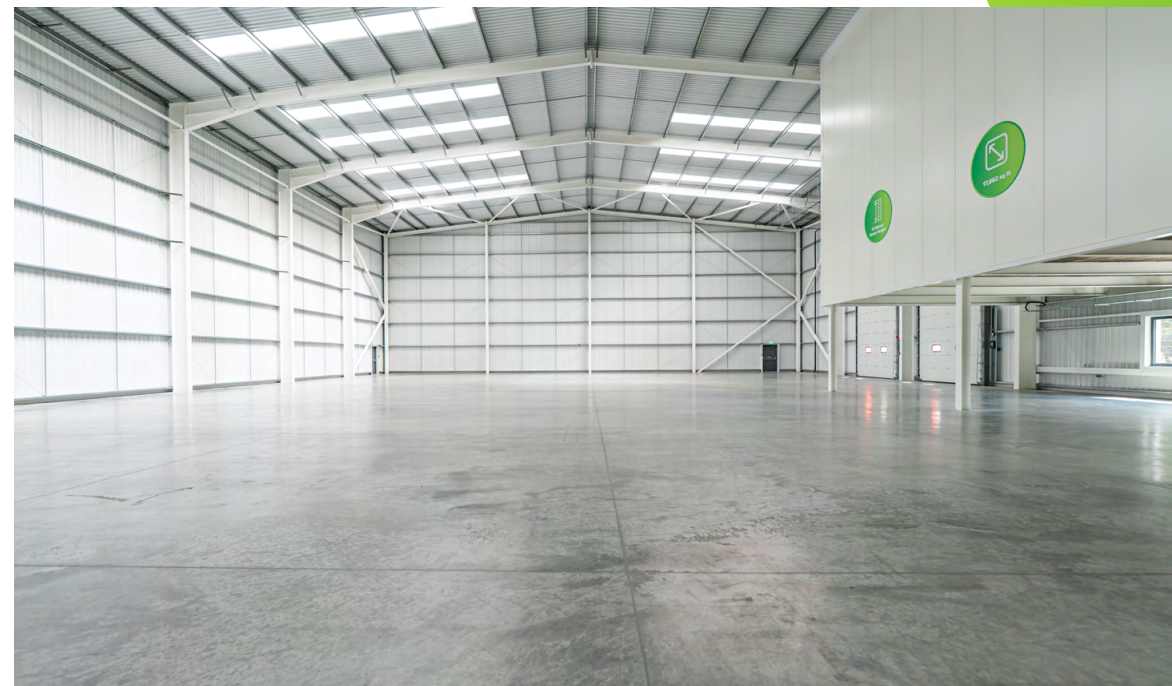
# UNITONE

## SPECIFICATION

# FERNE PARK



	<b>Unit Size</b>	17,862 sq ft (1,659.5 sq m)
	<b>Car Parking</b>	31 no. spaces + 2 no. disabled parking spaces
	<b>Active EVCP bays</b>	3 no.
	<b>Passive EVCP bays</b>	3 no.
	<b>Cycle Stands</b>	10 no. (covered / secure cycle storage)
	<b>Yard Depth</b>	32m (secure)
	<b>Warehouse Height</b>	10m u/s haunch
	<b>Warehouse Slab Loadings</b>	50kN/m2 to FM2 and AR2 ratings
	<b>Level Loading Doors</b>	2 no.
	<b>WCS</b>	3 no.
	<b>Showers</b>	1 no.
	<b>Power</b>	237 kVA





# UNIT TWO

## SPECIFICATION

# FERNE PARK



	<b>Unit Size</b>	35,453 sq ft (3,293.7 sq m)
	<b>Car Parking</b>	51 no. spaces + 2 no. disabled parking spaces
	<b>Active EVCP bays</b>	6 no.
	<b>Passive EVCP bays</b>	7 no.
	<b>Cycle Stands</b>	18 no. (covered / secure cycle storage)
	<b>Yard Depth</b>	34.5m (secure)
	<b>Warehouse Height</b>	12m u/s haunch
	<b>Warehouse Slab Loadings</b>	50kN/m2 to FM2 and AR2 ratings
	<b>Level Loading Doors</b>	3 no.
	<b>WCS</b>	5 no.
	<b>Showers</b>	1 no.
	<b>Lifts</b>	Yes
	<b>Power</b>	426 kVA



















# UNIT THREE

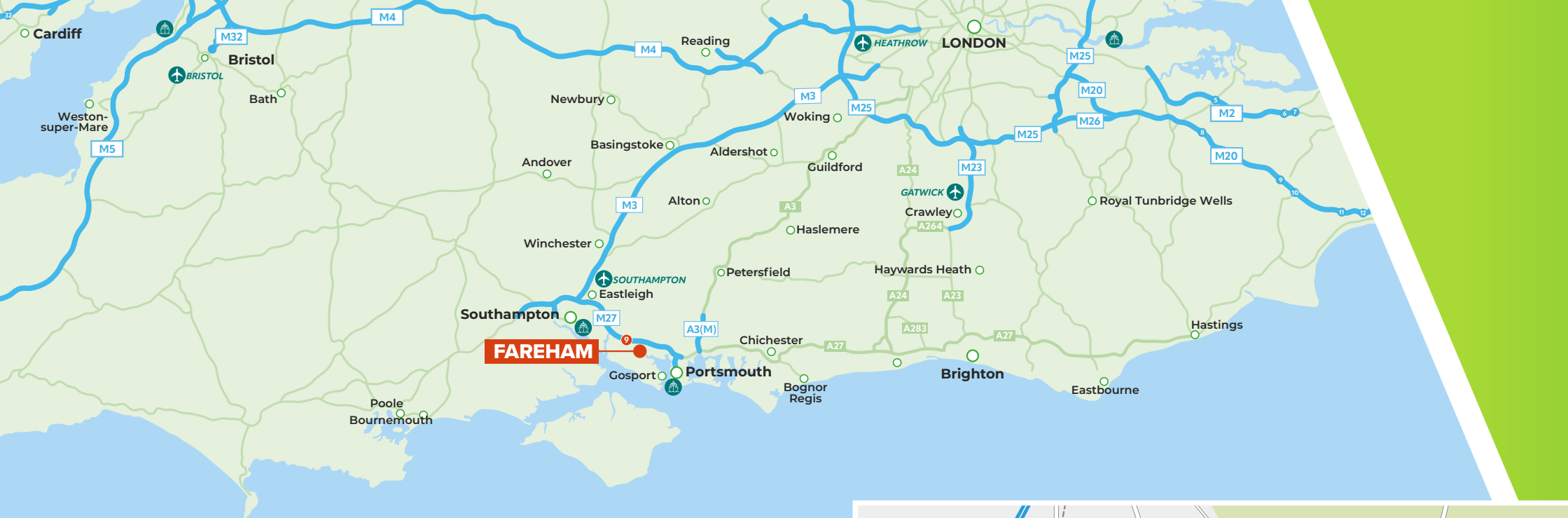
## SPECIFICATION

**FERNE**  
**PARK**



	<b>Unit Size</b>	54,239 sq ft (5,038.9 sq m)
	<b>Car Parking</b>	85 no. spaces + 2 no. disabled parking spaces
	<b>Active EVCP bays</b>	8 no.
	<b>Passive EVCP bays</b>	9 no.
	<b>Cycle Stands</b>	18 no. (covered / secure cycle storage)
	<b>Yard Depth</b>	45m (secure)
	<b>Warehouse Height</b>	12m u/s haunch
	<b>Warehouse Slab Loadings</b>	50kN/m2 to FM2 and AR2 ratings
	<b>Level Loading Doors</b>	2 no.
	<b>Dock Level Loading Doors</b>	3 no.
	<b>WCS</b>	5 no.
	<b>Showers</b>	1 no.
	<b>Lifts</b>	Yes
	<b>Power</b>	637 kVA






## LOCATION

Ferne Park is located on Segensworth Road within a few minutes drive time of Junction 9 of M27 motorway, allowing access to Eastleigh to the west and Portsmouth to the east which is approximately 12 miles away. Southampton International Airport at Eastleigh and Southampton Parkway railway station are both approximately 13 miles away.

 ROAD CONNECTIONS	DISTANCE
M27	1 mile
Dock Gate	10 miles
Southampton City Centre	10.3 miles
Portsmouth City Centre	11.6 miles
Junction 14 M3	11.6 miles
Southampton Parkway	13 miles
Junction 3 M27	14.5 miles
M25	63 miles
M40	76 miles
The Midlands	127 miles

 PORTS	DISTANCE
Southampton	11 miles
Portsmouth	12 miles
Avonmouth (Bristol)	111 miles
London Gateway (Essex)	113 miles

 AIRPORTS	DISTANCE
Southampton Airport	13 miles
Gatwick Airport	83 miles
Heathrow Airport	75 miles





# SUSTAINABILITY FEATURES

Ferne Park has been designed with sustainability at the core of its development and operation. The scheme is net zero embodied carbon and has the highest possible 'Outstanding' BREEAM rating, which places it in the top 3% of BREEAM-accredited industrial developments nationally. Please speak to the retained agents who can advise potential cost savings by leasing one of the sustainable properties.



**BREEAM  
'Outstanding'**



**EPC A+**



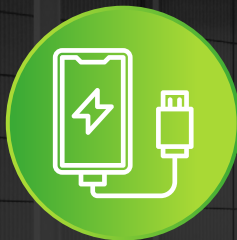
**10% Roof Lights**



**25% Biodiversity  
Net Gain**



**Enhanced U-values**



**EV Charging Points**



**LED Lighting**



**PV Renewable Energy**



**Designed to be  
Carbon Negative in  
Operation**



**Net Zero  
Embodied Carbon**

**FERNE  
PARK**





[Click here for a video overview](#)

## TENURE

Available on a leasehold basis on terms to be agreed.

## AVAILABILITY

Units are now ready to occupy.

## VAT

VAT is applicable at the prevailing rate.

## CONTACTS

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