



LAST UNIT REMAINING

BREEAM OUTSTANDING & EPC A+ DEVELOPMENT

UNIT TWO

FERNE

PARK

5 Barnes Wallis Road | Fareham | PO15 5TT

TO LET PRIME URBAN WAREHOUSE / LOGISTICS UNITS
35,453 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





85.2% in employment vs
national average of 75.7%



7.7% employed in
manufacturing vs
national average of 7.3%



60,400
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 |
| UNIT 1 TOTAL | 1,659.5 | 17,862 |
| UNIT 2 | | |
| 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 |
| UNIT 2 TOTAL | 3,293.7 | 35,453 |
| UNIT 3 | | |
| 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 |
| UNIT 3 TOTAL | 5,038.9 | 54,239 |
| OVERALL TOTAL | 9,992.1 | 107,554 |

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

LAST UNIT REMAINING



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



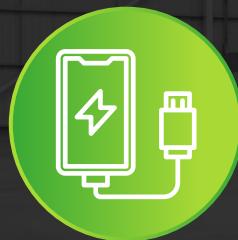
10% Roof Lights



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

Last Unit Remaining.

VAT

VAT is applicable at the prevailing rate.

CONTACTS

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