



FOR SALE

INDUSTRIAL INVESTMENT WITH RESIDENTIAL DEVELOPMENT POTENTIAL



**PINKS INDUSTRIAL PARK, WICKHAM
ROAD, FAREHAM, HAMPSHIRE
PO17 5BT**

Pinks Industrial Park is located between Wickham and junction 10 of the M27. It lies just over a mile to the south of Wickham and just over a mile to the north of M27. The site's principal access leads on to the A32 / Wickham Road, but it also has rear access onto Forest Lane.

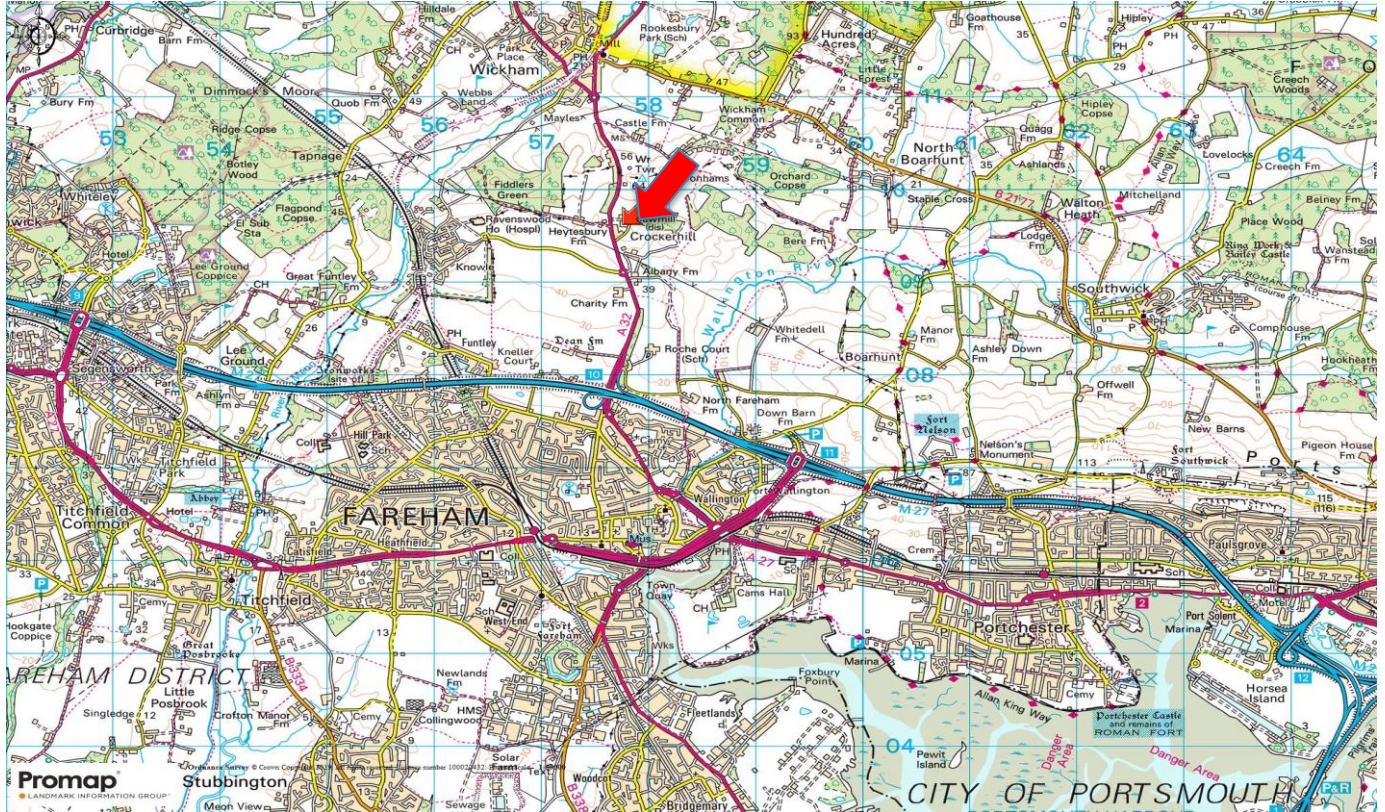
The estate is an established industrial warehouse and open storage site that is multi-let. The majority of accommodation comprises a range of older style, basic buildings, together with open storage area.

Site of 2.21 ha (5.47 acres)

- Allocated for residential development as part of the Welborne Major Development Area
- Multi-let industrial, warehouse and open storage estate producing £160,000 pa with potential for rental growth
- Technical information pack available via a Data room with technical information
- Management opportunities to enhance rental income

UNLOCKING VALUE FROM LAND

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Accommodation

The accommodation can be summarized as follows:

	Sq m	Sq Ft
Building 1	743.23	8,000
Building 2	743.23	8,000
Building 3	175.26	1,887
Building 5	195.12	2,100
Building 6	524.57	5,646
Building 7	210.93	2,270
Building 8	129.82	1,397
Building 9	230.05	2,476
Building 10	71.87	774
Building 11	96.48	1,039
Building 12a	911.03	9,806
Building 12c	121.86	1,312
Ancillary	53.97	581
Total	4,207.41	45,288

In addition to the buildings, there is a substantial area of open storage, some of which are associated with the above buildings (A number of the buildings could not be inspected internally so areas have been estimated).

Planning

The site falls within the aegis of Fareham Borough Council and forms part of the allocated Welborne MDA that recently the Planning Committee has resolved to Grant Permission (Ref P/17/0266/OA). The Welborne application is for a New Community of up to 6,000 dwellings together with a District and Village Centres, commercial and employment space, community uses, secondary school, 3 primary schools, green infrastructure including formal and informal open and amenity space.

The site was subject to a planning appeal for 72 dwellings (Ref: APP/A1720/W/17/3192431) which was dismissed in September 2018.

Tenancies

The property is subject to a number of short-term tenancies, producing £160,000 per annum which will increase on letting vacant areas.

A schedule of which is included in the Data room.

Data room

A Technical Information Pack is available and contains information relating to the site. This includes copies of reports prepared for the previous planning application and contamination reports.

EPC

EPCs are awaited.

Important Notice

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As At 11 March 2020