

**AVAILABLE  
NOW**

## TO LET/MAY SELL

Warehouse/Business Units

11,845 – 24,015 sq ft

[www.faradayatdaedalus.co.uk](http://www.faradayatdaedalus.co.uk)

**FARADAY  
BUSINESS PARK**  
DAEDALUS



14–17 Faraday Business Park  
Spitfire Way  
Solent Airport  
Daedalus  
Fareham  
PO13 9FU



**FAREHAM**  
BOROUGH COUNCIL



**DAEDALUS**  
THE SOLENT ENTERPRISE ZONE

**Lambert  
Smith  
Hampton**

**realest**

# WHY FARADAY BUSINESS PARK?

Faraday Business Park is at Daedalus, a multi-million pound investment programme by Fareham Borough Council. It adds 88,000 sq ft of new high quality business units for occupiers including PropTech, Universal Tool Products and HC Coils. In addition, there are 16 business and general aviation hangers totalling 103,000 sq ft. Moving forward there are extensive opportunities including further Design and Build Sites and Roadside Opportunities.

14-17 Faraday Business Park is the latest exciting new business/warehouse unit scheme. It comprises 4 Grade A high specification units located approximately 4 miles from Junction 11 of the M27 just to the south of the well-established Speedfields Park in Fareham. Major road investment is benefiting the location including the recently upgraded Newgate Lane and Stubbington Lane Bypass to Junction 9, M27 (completion Spring 2022).

## WHAT IS THE ATTRACTION?

- To Let/May Sell
- Major Road Infrastructure Improvements to Junction 9 & 11 M27
- EPC Rating A
- Fibre Connectivity
- 10m eaves
- Solar PV panels
- Quality Design and Specification
- Planning is for B2 and/or B8 use

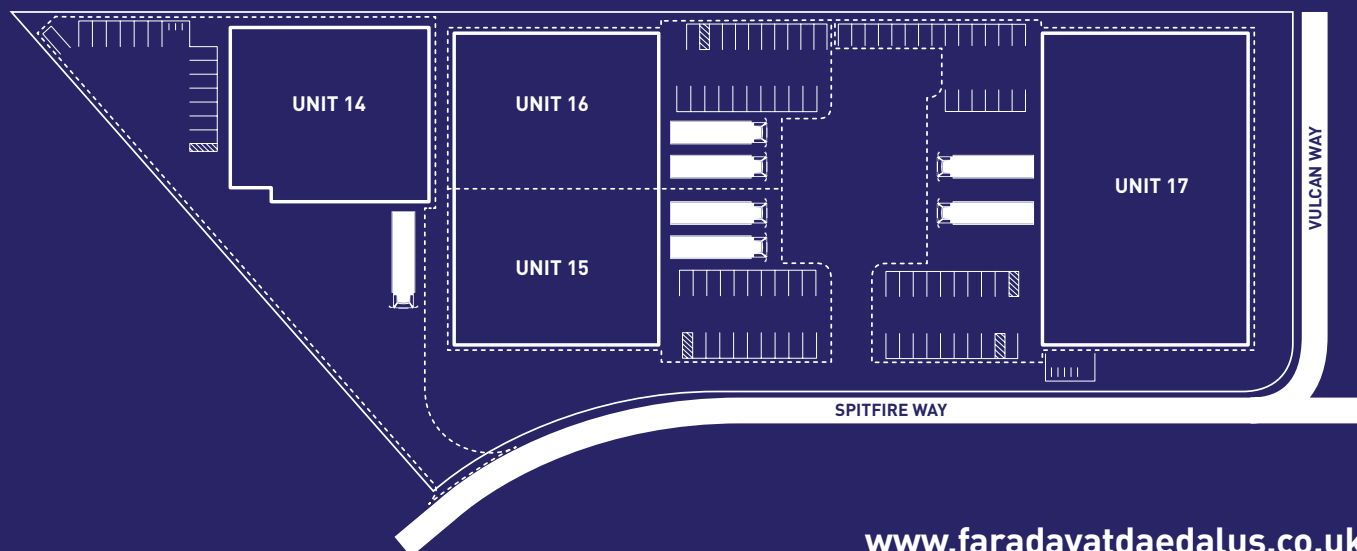
## WHAT THE OCCUPIERS SAY

“ We’re delighted with our new premises. Faraday Business Park is an ideal location for a specialist manufacturer, and we have been able to set up everything exactly to our needs. This in turn means we are better able to meet our customers’ requirements and we’ve already expanded our client base as a result. The Council’s estates team made the process of moving into Faraday Business Park so easy and we were supported at every step of the way. ”

MARK PAMPLIN, FINANCE DIRECTOR, HC COILS

SCHEDULE OF ACCOMMODATION (sq ft)			
Unit	GEA		Total*
	GF	FF	
14	11,420	1,409	<b>12,829</b>
15	10,721	1,124	<b>11,845</b>
16	10,743	1,124	<b>11,867</b>
17	21,717	2,298	<b>24,015</b>

\*All floor areas stated are approximate GEA measured on practical completion



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# UNIT 14



# UNIT 14

## Warehouse/Manufacturing

- Clear span space
- 10m eaves
- Power floated finish reinforced concrete ground slab
- 50 KN/m<sup>2</sup> floor loading
- 2 x level access electric insulated panel overhead loading doors with vision panel – 5 m (H) x 4 m (W)
- 13% triple skinned GRP roof lights
- 150 KVA 3 phase electrics
- Gas, water, fire alarm and fibre connectivity

## Offices & Ancillary Space

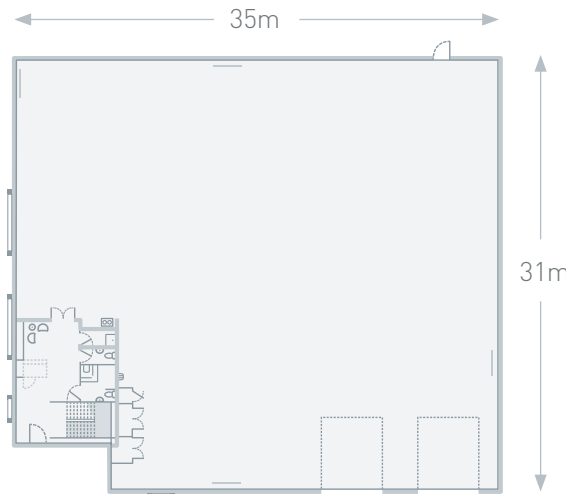
- VRF heating and cooling
- Suspended ceiling with recessed LED LG7 400 lux lighting
- 3 compartment perimeter wall trunking
- Fully carpeted
- Cloakrooms and shower

## External Areas

- Generous large concrete loading apron
- Approx 35m depth
- 14 car parking spaces (1 accessible) and Motorcycle provision
- External lighting to access road service yard and car parking
- Ducting provision for EV charging points
- PV Panels



Ground Floor

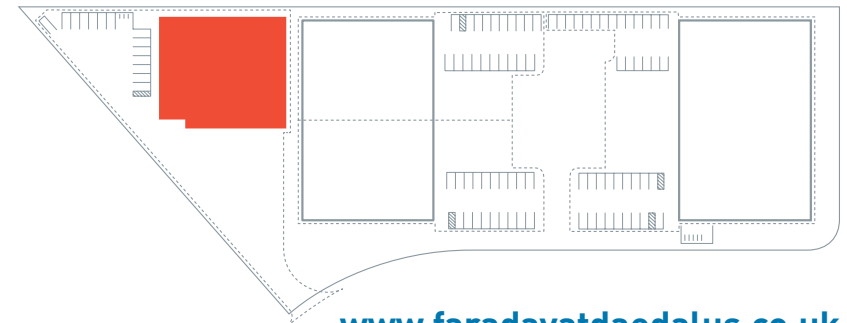


First Floor



UNIT 14 AREA SCHEDULE

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Ground Floor	1,061	11,420
First Floor	131	1,409
<b>TOTAL</b>	<b>1,192</b>	<b>12,829</b>



# UNITS 15/16



# UNIT 15/16

This unit is offered as flexible space which can be taken as a whole or in two.

Unit 15: 11,845 ft<sup>2</sup> | 1,100 m<sup>2</sup>

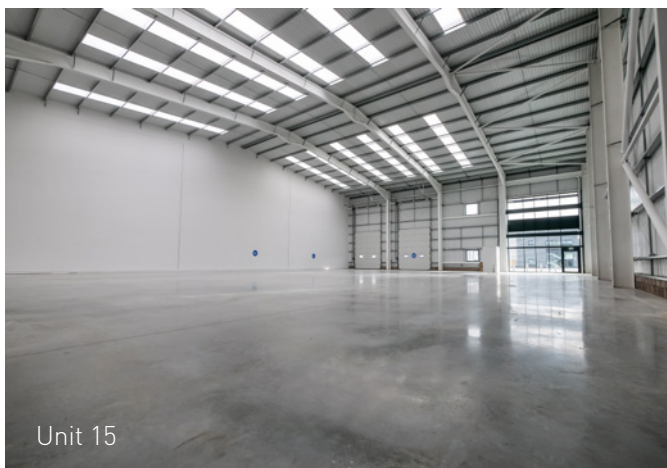
Unit 16: 11,867 ft<sup>2</sup> | 1,102 m<sup>2</sup>

## Warehouse/Manufacturing

- Clear span space
- 10m eaves
- Power floated finish reinforced concrete ground slab
- 50 KN/m<sup>2</sup> floor loading
- 2 x level access electric insulated panel overhead loading doors per unit with vision panel – 5 m (H) x 4 m (W)
- 13% triple skinned GRP roof lights
- 150 KVA per unit or 290 KVA combined 3 phase electrics
- Gas, water, fire alarm and fibre connectivity

## External Areas

- Generous large concrete loading apron
- Unit 15 has 20 car parking spaces (1 accessible) and Unit 16 has 19 car parking spaces (1 accessible) or 39 spaces combined and Motorcycle provision
- External lighting to access road service yard and car parking
- Ducting provision for EV charging points
- PV Panels



Unit 15



Unit 16

### OPTION 1

#### UNIT 15/16 AREA SCHEDULE

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Ground Floor	1,994	21,464
First Floor	208	2,248
<b>TOTAL</b>	<b>2,202</b>	<b>23,712</b>

### OPTION 2

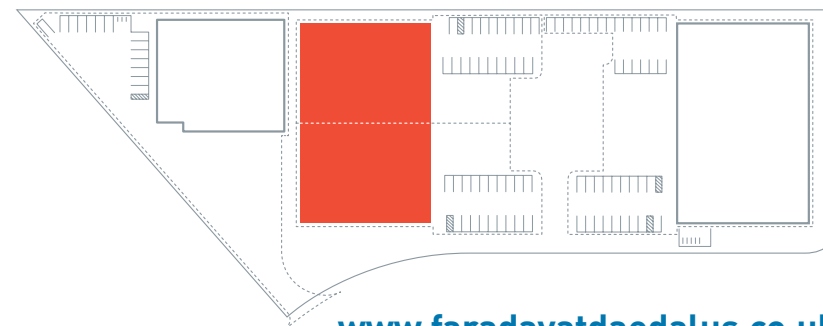
#### UNIT 15 AREA SCHEDULE

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Ground Floor	996	10,721
First Floor	104	1,124
<b>TOTAL</b>	<b>1,100</b>	<b>11,845</b>

### OPTION 2

#### UNIT 16 AREA SCHEDULE

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Ground Floor	998	10,743
First Floor	104	1,124
<b>TOTAL</b>	<b>1,102</b>	<b>11,867</b>



# UNIT 17



# UNIT 17

## Warehouse/Manufacturing

- Clear span space
- 10m eaves
- Power floated finish reinforced concrete ground slab
- 50 KN/m<sup>2</sup> floor loading
- 2 x level access electric insulated panel overhead loading doors with vision panel – 5 m (H) x 4 m (W)
- 13% triple skinned GRP roof lights
- 290 KVA 3 phase electrics
- Gas, water, fire alarm and fibre connectivity

## Offices & Ancillary Space

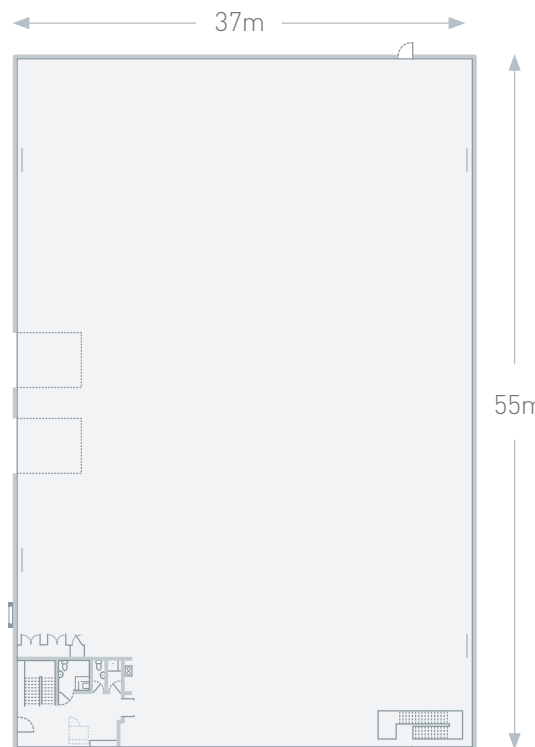
- VRF heating and cooling
- Suspended ceiling with recessed LED LG7 400 lux lighting
- 3 compartment perimeter wall trunking
- Fully carpeted
- Cloakrooms and shower

## External Areas

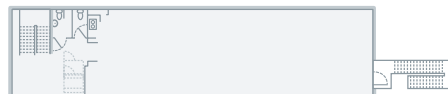
- Generous large concrete loading apron
- 38 car parking spaces (2 accessible) and motorcycle provision
- External lighting to access road service yard and car parking
- Ducting provision for EV charging points
- PV Panels



Ground Floor

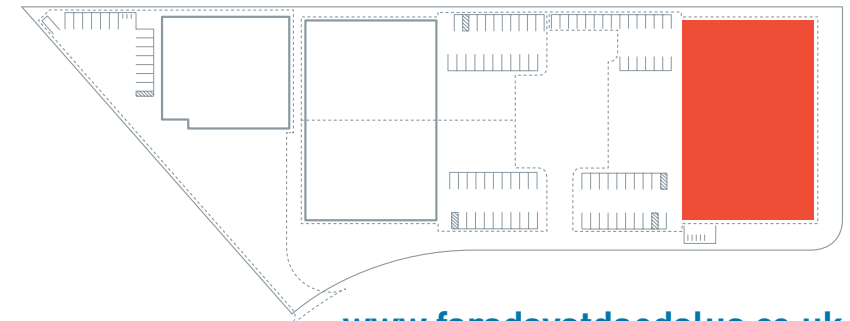


First Floor



UNIT 17 AREA SCHEDULE

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Ground Floor	2,018	21,717
First Floor	214	2,298
<b>TOTAL</b>	<b>2,232</b>	<b>24,015</b>





TRAVEL DISTANCES BY CAR	Miles	Mins
Junction 9, M27	6.2	8
Junction 11, M27	4.2	11
Fareham Train Station	3.4	7
A3(M)	11.5	16
M3	16	25
A34 (to Midlands and the North)	26	33
Port of Southampton	16.5	37
Portsmouth International Port	10.3	16
Southampton International Airport	15.6	24

Source: Google Maps



## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment



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