



A3 & A4 Segensworth Business Centre, Segensworth Rd, Fareham P015 5RQ

**TO LET  
FOR SALE**

Self Contained Office Space

2,441 - 4,915 Sq Ft  
(227 - 457 Sq M)

# A3 & A4 Segensworth Business Centre, Segensworth Rd, Fareham PO15 5RQ

## DESCRIPTION

Units A3 & A4 Segensworth Business Centre consist of part brick/part clad construction. They are separate, two-storey, self-contained offices and benefit internally from diffused lighting and air conditioning. The ground floors comprise an entrance lobby and separate meeting room with WC facilities and a kitchenette area. The first floors are a mixture of open plan space along with individual offices and a kitchenette area.

- ✓ Within Close Proximity to J9, M27
- ✓ 21 Total Car Parking Spaces
- ✓ Ground Floor Lobby, WC, & Kitchenette Facilities
- ✓ 1st Floor Open Plan & Individual Offices & Kitchenette
- ✓ 3 Core Perimeter Trunking
- ✓ Suspended Ceilings With CAT 2 Lighting

## LOCATION

Segensworth Business Centre is situated midway between Portsmouth and Southampton, approximately 1.5 miles of Junction 9, M27. It is one of the principal industrial and distribution locations along the South Coast with over 3.5m sq ft of employment space.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
GF Unit A3	1,202	112
FF Unit A3	1,239	115
GF Unit A4	1,249	116
FF Unit A4	1,225	114
<b>Total</b>	<b>4,915</b>	<b>457</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## BUSINESS RATES

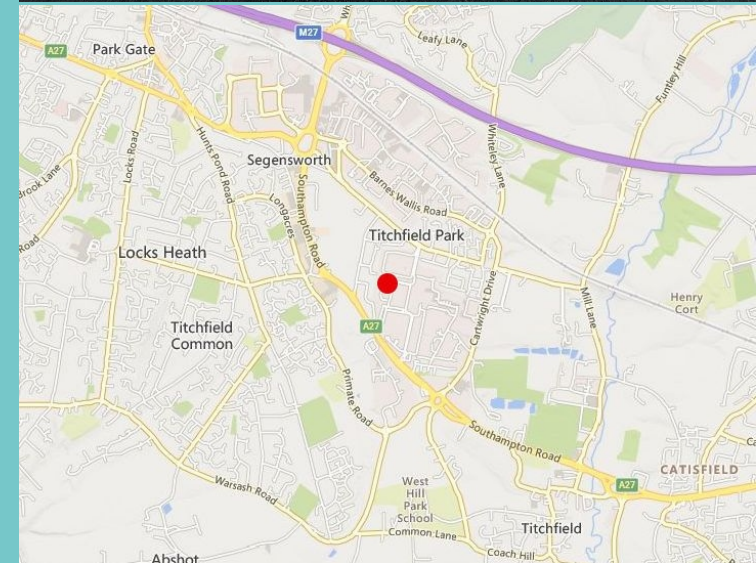
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Also available for sale. Price on application.

## EPC

The Energy Performance Asset Rating is B (45).



[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 28-Jan-2026

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Andy Hodgkinson**  
07702 801595  
[ahodgkinson@lsh.co.uk](mailto:ahodgkinson@lsh.co.uk)

**George Pooley**  
07514 308217  
[gpooley@lsh.co.uk](mailto:gpooley@lsh.co.uk)