

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

ELTA

TOOLSTATION

smi

APC

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%

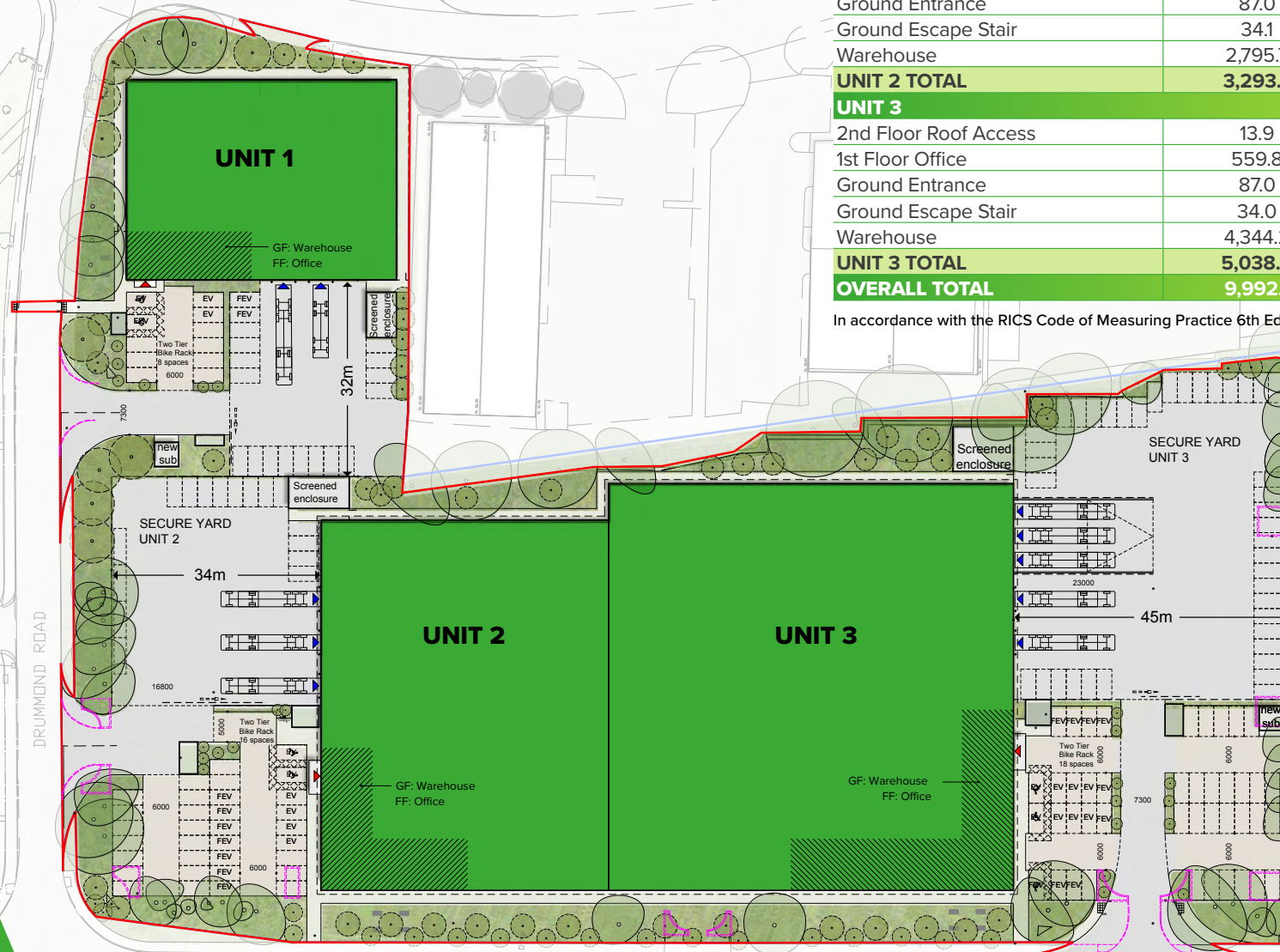


56,000 economically active



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
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.













UNITS NOW READY FOR IMMEDIATE OCCUPATION

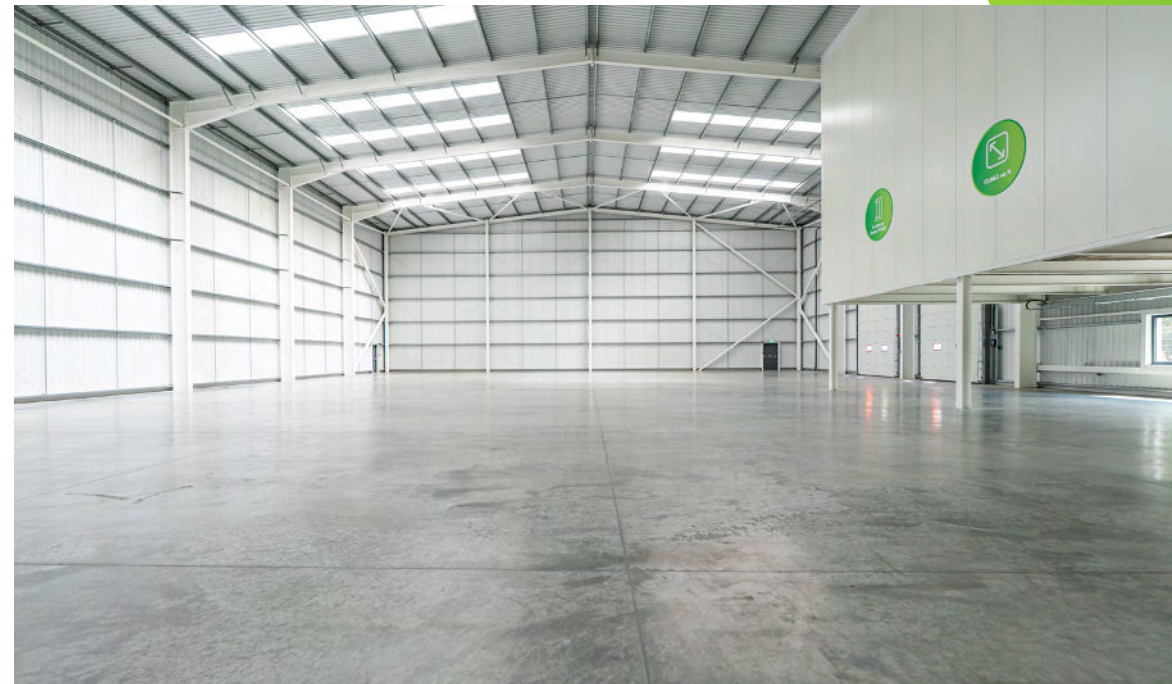
UNITONE

SPECIFICATION

FERNE PARK



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



UNIT TWO

SPECIFICATION

FERNE PARK



	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/m2 to FM2 and AR2 ratings
	Level Loading Doors	3 no.
	WCS	5 no.
	Showers	1 no.
	Lifts	Yes
	Power	426 kVA

















UNIT THREE

SPECIFICATION

FERNE
PARK




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



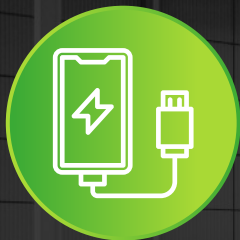
10% Roof Lights



**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**

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

DAN RAWLINGS
drawlings@lsh.co.uk
07702 809 192

ELISE EVANS
eevans@lsh.co.uk
07703 393 120

**Lambert
Smith
Hampton**



Developer

Kingsbridge

NICK TUTTON
nick.tutton@cbre.com
07887 563 264

OLIVER SHERRIFF
oliver.sherriff@cbre.com
07919 392 004

CBRE

023 8033 8811
www.cbre.co.uk

IMPORTANT INFORMATION. Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Lambert Smith Hampton nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale. July 2025. Designed & produced by Creativeworld 01282 858200.