

**AVAILABLE FOR OCCUPATION SPRING 2025**



**TARGETING BREEAM OUTSTANDING**

# FERNE PARK

5 Barnes Wallis Road | Fareham | PO15 5TT

**TO LET PRIME URBAN WAREHOUSE / LOGISTICS UNITS**

**UNIT 1 17,667 SQ FT | UNIT 2 34,969 SQ FT | UNIT 3 54,052 SQ FT**





# FERNE PARK

The development will comprise 3 no. new Grade A light industrial / warehouse units with ancillary offices, car parking and service yards.



Grade-A  
Light Industrial/  
Warehouse



Cat-A Office  
Accommodation



Targeting Net Zero  
Embodied Carbon



Targeting  
Breeam  
'Outstanding'



Targeting 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%



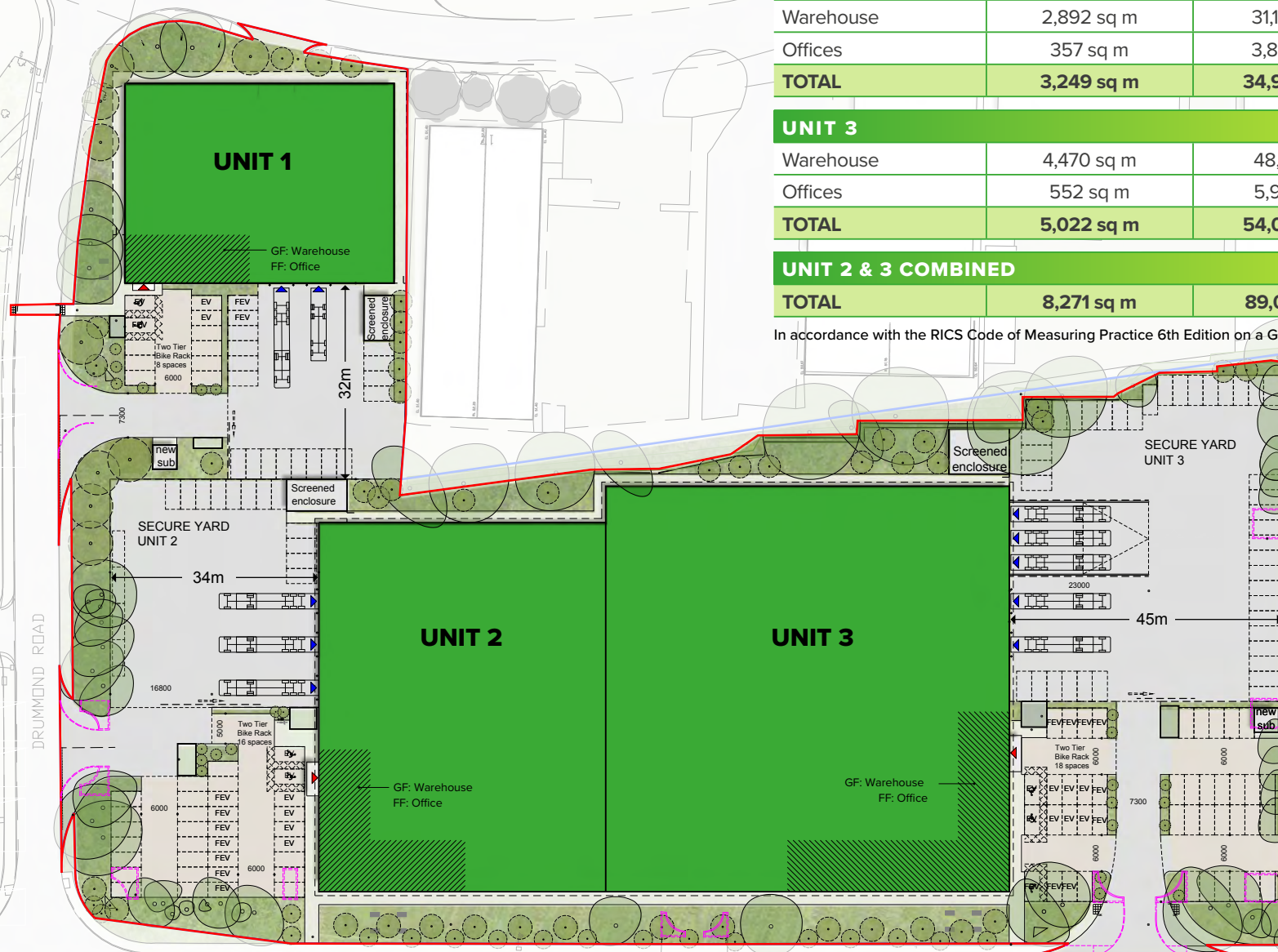
**56,000** economically active



**1.6 million** residents within a 1 hour drive time



# FERNE PARK



UNIT 1		
Warehouse	1,469 sq m	15,805 sq ft
Offices	173 sq m	1,862 sq ft
<b>TOTAL</b>	<b>1,642 sq m</b>	<b>17,667 sq ft</b>
UNIT 2		
Warehouse	2,892 sq m	31,127 sq ft
Offices	357 sq m	3,842 sq ft
<b>TOTAL</b>	<b>3,249 sq m</b>	<b>34,969 sq ft</b>
UNIT 3		
Warehouse	4,470 sq m	48,111 sq ft
Offices	552 sq m	5,941 sq ft
<b>TOTAL</b>	<b>5,022 sq m</b>	<b>54,052 sq ft</b>
UNIT 2 & 3 COMBINED		
<b>TOTAL</b>	<b>8,271 sq m</b>	<b>89,021 sq ft</b>

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

WORKS ON SITE HAVE COMMENCED, READY FOR OCCUPATION BY SPRING 2025













# UNITONE

## SPECIFICATION

# FERNE PARK



Indicative CGI image

	<b>Unit Size</b>	17,667 sq ft (1,642 sq m)
	<b>Car Parking</b>	31 no. spaces + 2 no. disabled parking spaces
	<b>Active EVCP bays</b>	3 no.
	<b>Passive EVCP bays</b>	3 no.
	<b>Cycle Stands</b>	10 no. (covered / secure cycle storage)
	<b>Yard Depth</b>	32m (secure)
	<b>Warehouse Height</b>	10m u/s haunch
	<b>Warehouse Slab Loadings</b>	50kN/m2 to FM2 and AR2 ratings
	<b>Level Loading Doors</b>	2 no.
	<b>WCS</b>	3 no.
	<b>Showers</b>	1 no.
	<b>Power</b>	250 kVA



Indicative CGI image
















# UNIT TWO

## SPECIFICATION

# FERNE PARK



Indicative CGI image

	<b>Unit Size</b>	34,969 sq ft (3,249 sq m)
	<b>Car Parking</b>	51 no. spaces + 2 no. disabled parking spaces
	<b>Active EVCP bays</b>	6 no.
	<b>Passive EVCP bays</b>	7 no.
	<b>Cycle Stands</b>	18 no. (covered / secure cycle storage)
	<b>Yard Depth</b>	34.5m (secure)
	<b>Warehouse Height</b>	12m u/s haunch
	<b>Warehouse Slab Loadings</b>	50kN/m2 to FM2 and AR2 ratings
	<b>Level Loading Doors</b>	3 no.
	<b>WCS</b>	5 no.
	<b>Showers</b>	1 no.
	<b>Lifts</b>	Yes
	<b>Power</b>	450 kVA



Indicative CGI image

















# UNIT THREE

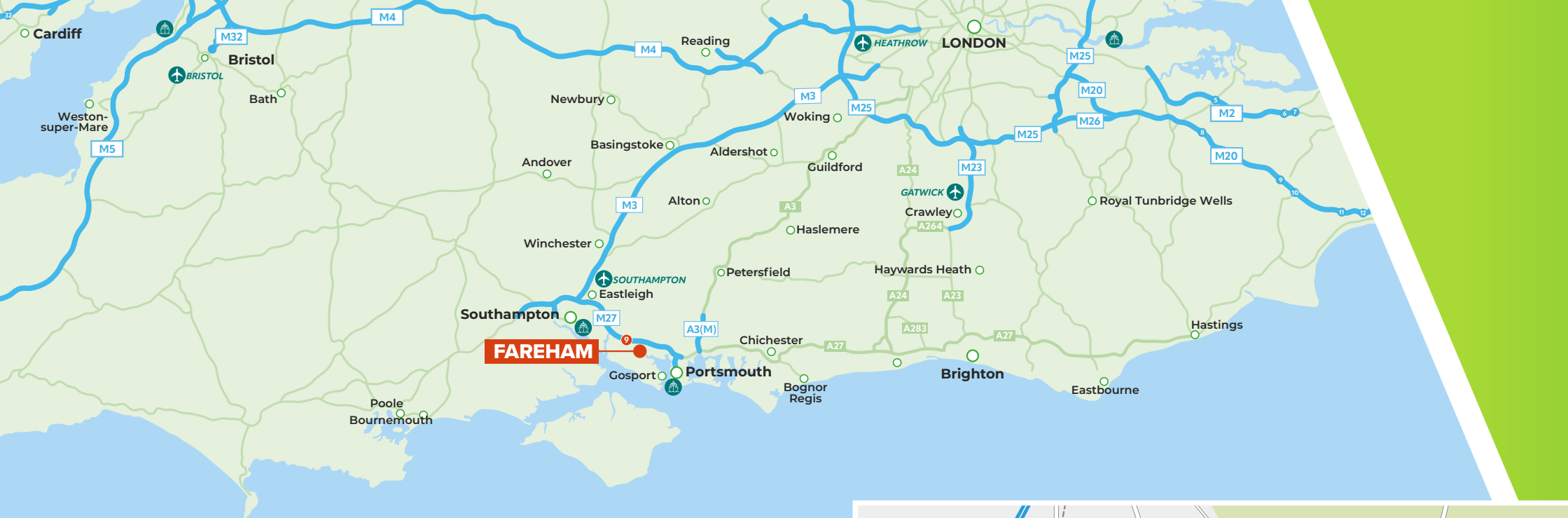
## SPECIFICATION

# FERNE PARK




	<b>Unit Size</b>	54,052 sq ft (5,022 sq m)
	<b>Car Parking</b>	85 no. spaces + 2 no. disabled parking spaces
	<b>Active EVCP bays</b>	8 no.
	<b>Passive EVCP bays</b>	9 no.
	<b>Cycle Stands</b>	18 no. (covered / secure cycle storage)
	<b>Yard Depth</b>	45m (secure)
	<b>Warehouse Height</b>	12m u/s haunch
	<b>Warehouse Slab Loadings</b>	50kN/m2 to FM2 and AR2 ratings
	<b>Level Loading Doors</b>	2 no.
	<b>Dock Level Loading Doors</b>	3 no.
	<b>WCS</b>	5 no.
	<b>Showers</b>	1 no.
	<b>Lifts</b>	Yes
	<b>Power</b>	650 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 targeting net zero embodied carbon and pursuing the highest possible 'Outstanding' BREEAM rating, which would place Ferne Park in the top 3% of BREEAM-accredited industrial developments nationally.



**Targeting BREEAM  
'Outstanding'**



**Targeting EPC A+**



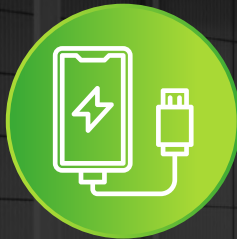
**10% Roof Lights**



**25% Biodiversity  
Net Gain**



**Enhanced U-values**



**EV Charging Points**



**LED Lighting**



**PV Renewable Energy**



**Designed to be  
Carbon Negative in  
Operation**



**Targeting Net Zero  
Embodied Carbon**

**FERNE  
PARK**



Indicative CGI image

## TENURE

Available on a leasehold basis on terms to be agreed.

## AVAILABILITY

Units will be available for immediate occupation following practical completion which is due Spring 2025.

## VAT

VAT is applicable at the prevailing rate.

## CONTACTS

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