

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 17,862 SQ FT | UNIT 2 35,453 SQ FT | UNIT 3 54,239 SQ FT



M27

JCT 9

A27

M27

**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%

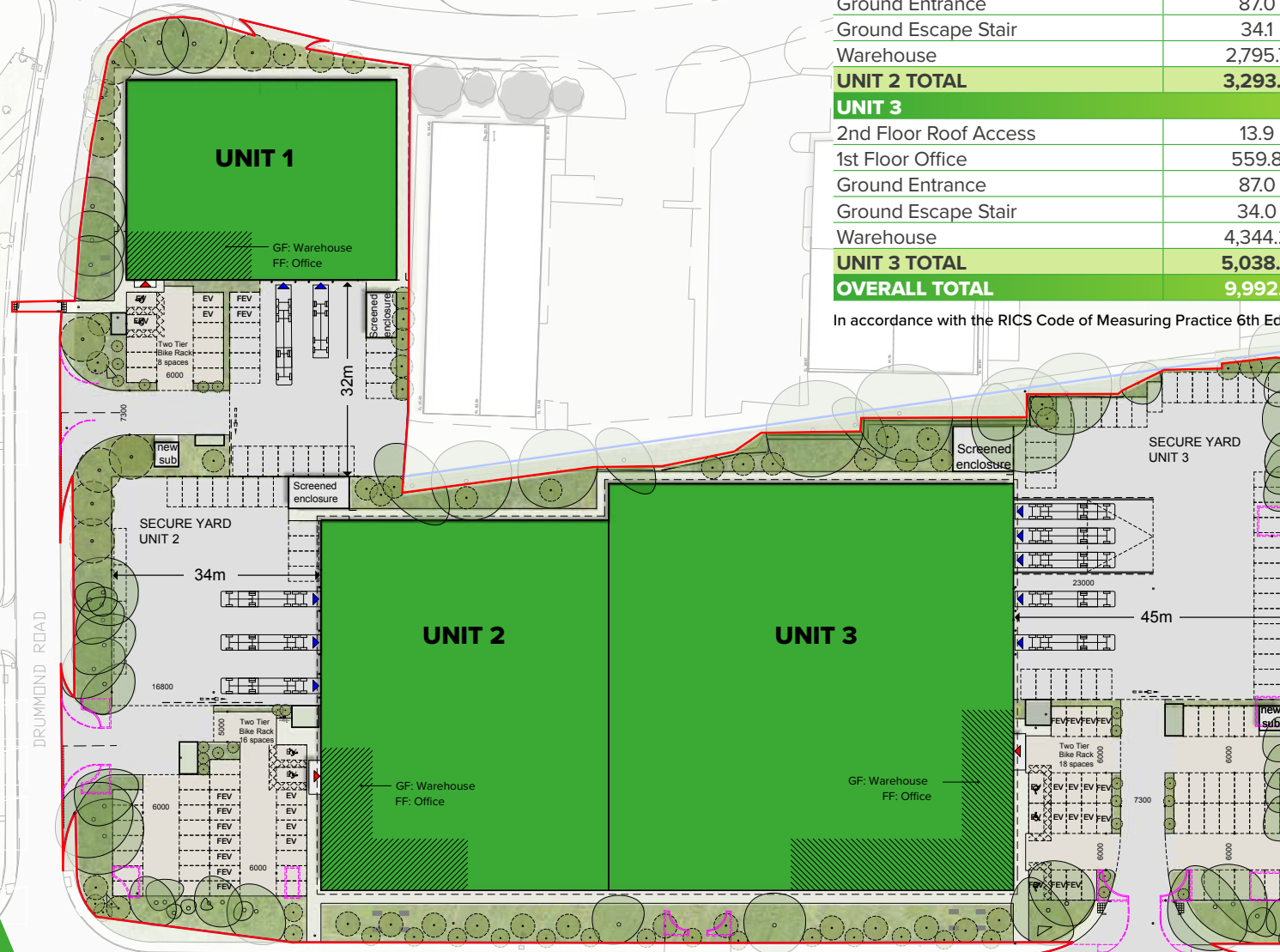


56,000 economically active



1.6 million residents within a 1 hour drive time

FERNE PARK



UNIT 1	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	SQ M	SQ FT
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	SQ M	SQ FT
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.

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

UNITONE

SPECIFICATION

FERNE PARK



Indicative CGI image

	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



Indicative CGI image

UNIT TWO

SPECIFICATION

FERNE PARK



Indicative CGI image

	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

















Indicative CGI image

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 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+



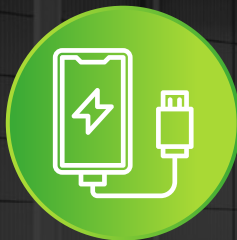
10% Roof Lights



**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.

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