



**UNIT D WELLINGTON GATE - GROUND FLOOR,  
WATERLOOVILLE, PO7 7XY**

**OFFICE TO LET**

**7,500 SQ FT (696.77 SQ M)**



# Summary

## Modern Open Plan Office

Available Size	7,500 sq ft
Rent	£80,000 per annum
Rateable Value	£91,500 Effective from 1 April 2023
Service Charge	£14,720 per annum
EPC Rating	Upon Enquiry

- Suitable for office, R&D, light assembly, storage uses
- Extensive car parking
- Courtyard setting and landscaped grounds



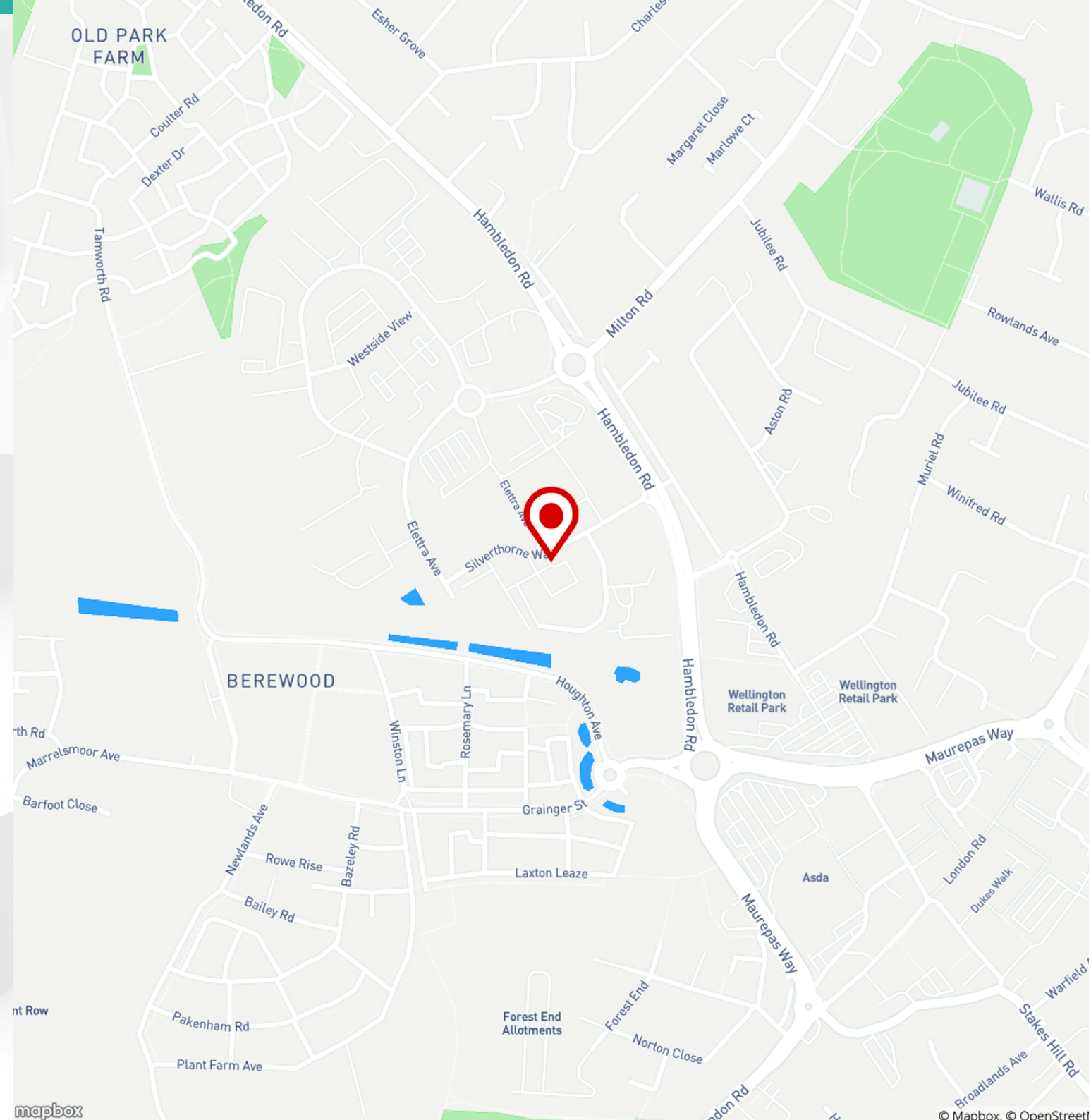
# Location



**Unit D Wellington Gate -  
Ground Floor, Waterlooville,  
PO7 7XY**

Wellington Gate occupies a prominent position on the Brambles Business Park located west of Waterlooville Town Centre accessed off the main Hambledon Road. A dual carriageway link connects the site with the A3(M) at Junction 2 which provides excellent road communications to the major South coast conurbations and London/M25 via Guildford and the Hindhead Tunnel.

Waterlooville is undergoing significant development activity being the MDA for Havant Borough which incorporates some 3,000 new homes at Berewood, increased employment and retail provision and a new Sainsburys Foodstore.



# Further Details

## Description

Set within a prestigious two storey campus style building, in a landscaped courtyard, with separate reception areas and service cores to allow maximum flexibility of unit sizes. Each service core has a passenger lift together with male and female toilets including provision for the disabled.

At ground floor level, the 4m clear ceiling height offers high technology manufacturing, warehousing or test facility space with good natural lighting. The office suite is predominantly fitted to an office specification.

Other occupiers in the building including Cougar Automation on the first floor and Clockaudio in Unit C and Serco in Unit A.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Offices	7,500	696.77
<b>Total</b>	<b>7,500</b>	<b>696.77</b>

## Terms

The premises are available on a new lease on terms to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of VAT in the subject case.

## Anti Money-Laundering

In accordance with Anti Money-Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



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