



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**7 Waterberry Drive, Waterlooville PO7 7UW**  
**Modern Detached Industrial/Warehouse Unit**



## KEY FEATURES

Fully refurbished

Headquarters Building

Established commercial location

Secure self-contained yard

Two storey office & canteen

4.5 MVA

Excellent car parking

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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## Modern Detached Industrial/Warehouse Unit

### Description

A modern detached industrial/logistics unit which has been comprehensively refurbished including new loading doors, upgraded offices and internal alterations to provide a clear, open plan production or warehouse space.

The site area is 2.5 acres approx. with 135 car spaces (exceptional parking ratio) and planning to add a further 25 spaces.

There is a large, gated yard with two loading doors, with space to park several commercial vehicles.

The building is sprinklered, has overhead gas fired heating and LED lighting in the factory/warehouse.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground Floor	33,144	3,079.18
First Floor	2,107	195.74
<b>Total</b>	<b>35,251</b>	<b>3,274.92</b>

### Terms

Available on a new full repairing and insuring lease on terms to be agreed.

### Rent

£10 per sq ft.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Factory and premises - £277,500

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

B42

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



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### Location

Waterberry Drive is located approximately 1.3 miles from the centre of Waterlooville, 6 miles north of Portsmouth, 20 miles east of Southampton and 38 miles south west of Guildford.

Waterlooville is strategically located next to the A3(M), A27 and the M27, providing good communication links. Southampton international airport is located approximately 20 miles east and Heathrow airport is situated 56 miles to the north.

### Viewing

Strictly by appointment through joint sole agents:

#### Hellier Langston

Andy Hellier  
01329 225744

#### Lambert Smith Hampton

Elise Evans  
01489 663532

Patrick Mattison  
01329 220111



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