



7 Waterberry, Waterberry Drive, Waterlooville P07 7UW

**TO LET**

Detached Industrial Unit with 4.5 MVA  
on 2.5 acres

**35,251 Sq Ft**  
**(3,275 Sq M)**



## DESCRIPTION

A modern detached industrial/logistics unit recently refurbished with new loading doors, refitted offices, painted floor & 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 2 loading doors and the ability to park several commercial vehicles.

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

- ✔ **Completed comprehensive refurbishment**
- ✔ **Imposing detached HQ style building**
- ✔ **Large secure yard on 2.5 acre site**
- ✔ **135 parking spaces; planning consent to extend to 160**
- ✔ **4.5 MVA**
- ✔ **The Energy Performance Asset Rating is B-42.**



## LOCATION

The property occupies a very established commercial location on the Brambles Farm Business Park which is highly accessible to J3 of the A3M via Hulbert Road. There are easy road links to the A27/M27 South Coast network and Southampton Airport is approx. 20 miles east. The Portsmouth International Ferry port and Naval Dockyard are situated 6 miles to the south.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Production/Warehouse	31,084	2,888
FF Offices	2,107	196
GF Reception, Offices, Canteen and Amenity Space	2,060	191
<b>Total</b>	<b>35,251</b>	<b>3,275</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

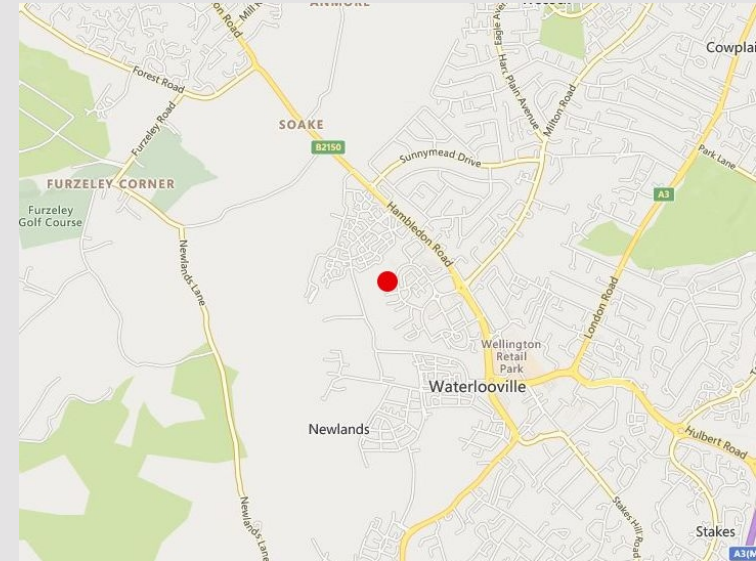
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

A new FRI lease will be granted on rent and terms to be agreed.



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Regulated by RICS 09-Jan-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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