



Unit 1 Relay Road, Brambles Farm Business Park, Waterlooville P07 7XA

**TO LET**

Industrial / Warehouse Unit with Offices

**14,604 Sq Ft**  
**(1,357 Sq M)**

## DESCRIPTION

A prominent, semi-detached industrial/warehouse premises. The unit is of clear span, steel frame construction with insulated profiled cladding to the external elevations, 2 rear loading doors, well fitted offices to the perimeter and approximately 5.65m minimum eaves height with storage mezzanine and an additional rear storage/loading area. The premises benefit from the following:

- ✔ Minimum eaves height 6.28m
- ✔ 3 phase power
- ✔ LED lighting
- ✔ 24 hour access
- ✔ 40 parking spaces

## LOCATION

Brambles Farm represents the major employment area to the west of Waterlooville Town Centre. There is dual carriageway access via the Waterlooville by-pass with Junction 3 of the A3(M) within a 5 minute drive. The A3(M) affords excellent road access to the M27 Solent corridor motorway to the south and London and Guildford and the M25 to the north.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	11,237	1,044
First Floor	2,195	204
Mezzanine	1,172	109
<b>Total</b>	<b>14,604</b>	<b>1,357</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

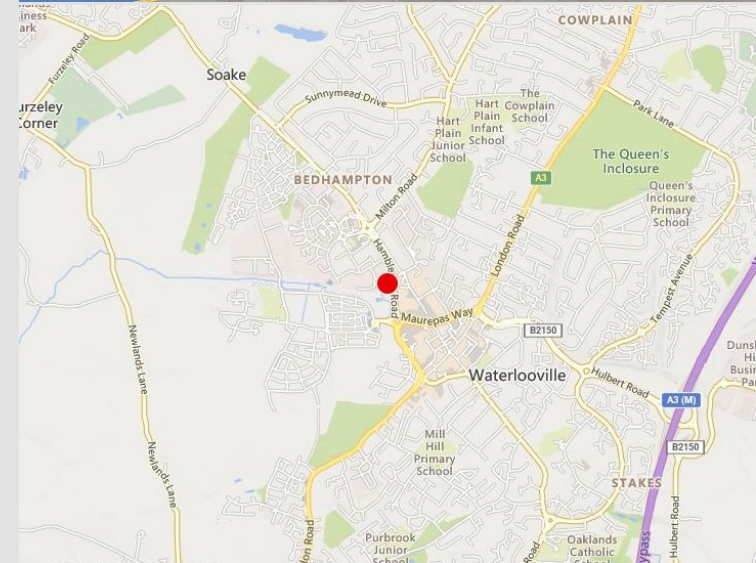
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The unit is available on a full repairing and insurance lease on terms to be agreed. Rent is on application.

## EPC

The Energy Performance Asset Rating is E(106)



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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