



Unit 17 Stratfield Park, Elettra Avenue, Waterlooville P07 7XN

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT

2,248 Sq Ft
(209 Sq M)

Unit 17 Stratfield Park, Elettra Avenue, Waterlooville P07 7XN

DESCRIPTION

Unit 17 comprises a mid-terrace unit of steel frame construction with brick elevations to the ground floor and profile steel cladding to the first floor and roof.

Constructed in the mid 1980's, the property has recently been refurbished to a high standard.

- ✓ Eaves height 6.3m
- ✓ 3 phase power
- ✓ Loading door 2.4m (h) x 3m (w)
- ✓ First floor offices
- ✓ Male and female WCs

LOCATION

The site is located on Elettra Avenue, Waterlooville Park, a well-established industrial/warehouse and trade location, and is situated near Lidl, McDonalds, Snows Toyota and Yeomans Nissan.

Junction 3 A3(M) is 1.7 miles distance providing access to the motorway network. Waterlooville Town Centre is less than 1 mile away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	1,281	119
First Floor Offices	967	90
Total	2,248	209

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

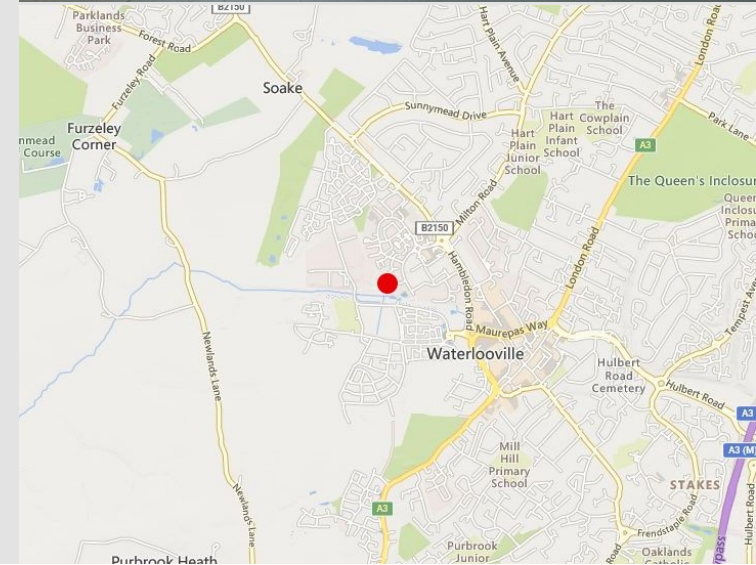
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available by way of a freehold sale with price on application.

EPC

The Energy Performance Asset Rating is D(97)



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VIEWING & FURTHER INFORMATION

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