



Unit 8, Arnside Road, Waterlooville P07 7UP

FOR SALE

Industrial Unit And Secure Yard With
Trading Business

**16,324 Sq Ft
(1,516 Sq M)**

DESCRIPTION

Unit 8 comprises a detached industrial unit with a steel portal frame clear span warehouse with single storey extension to the rear plus mezzanine storage together with two storey attached offices. Externally, there is a secure yard and forecourt car parking.

- ✓ 2 Loading Doors
- ✓ 3 Phase Electrics
- ✓ First Floor Offices
- ✓ WC Facilities
- ✓ Secure Yard
- ✓ Front Forecourt Parking



LOCATION

The property is within Waterlooville's main industrial estate. It is located on Arnside Road on the western side of Waterlooville, approximately 1 mile from the A3(M). Waterlooville is 5 miles north of Portsmouth. Road communications are good with the A27 and M27 running east to west and connecting to the M3. The A3(M) leads to the A3, providing good access to London.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop/Offices	9,185	853
First Floor Offices	909	84
First Floor Mezzanine	5,877	546
External Garage	353	33
Total	16,324	1,516

VAT

All prices 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.

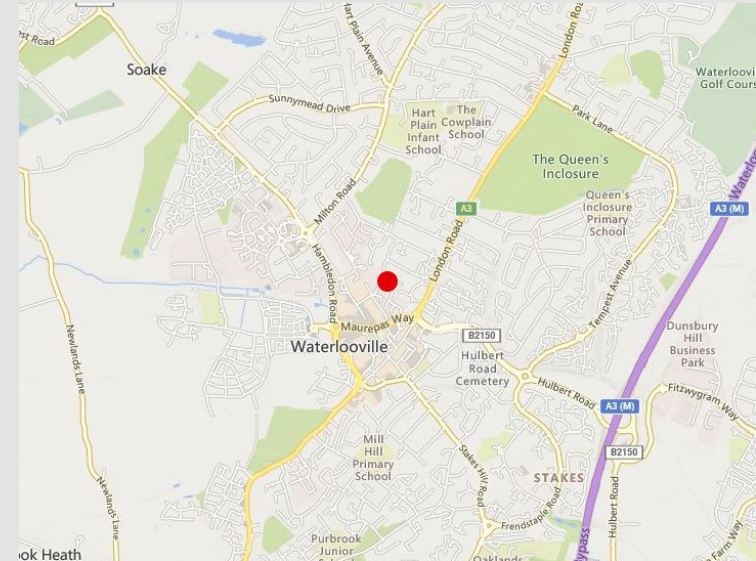
BUSINESS RATES

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

TERMS

The freehold is available, along with the trading business. Further details available on request.

EPC Rating C (66).



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Regulated by RICS 01-Mar-2024

VIEWING & FURTHER INFORMATION

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