



Unit B Wellington Gate, Silverthorne Way, Waterloo P07 7XY

**TO LET**

First Floor Offices To Let

**2,538 Sq Ft  
(236 Sq M)**

## DESCRIPTION

The office suite is located on the first floor, accessed via a large ground floor entrance lobby with stair and lift access to first floor landing with kitchen and WC's.

The office accommodation benefits from a reception, server room and open plan area.

The suite has recently been refurbished creating an open plan office with new carpets and LED lighting and redecoration of the walls.

- ✓ **Open plan and cellular offices**
- ✓ **Raised access floors with data cabling and power**
- ✓ **Stair and life access**
- ✓ **Kitchen and WC facilities**
- ✓ **Gas fired heating**
- ✓ **Generous Parking**



## LOCATION

The property forms part of the Wellington Gate complex and enjoys a prominent and convenient location in Silverthorne Way, on the popular and well established Brambles Farm Business Park. Waterlooville Town Centre is half a mile from the property, the A3(M) approximately 2 miles away and is accessed via the dual carriageway Town Centre ring road and Hulbert Road.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor - Suite A	2,538	236
<b>Total</b>	<b>2,538</b>	<b>236</b>

## VAT

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

## LEGAL COSTS

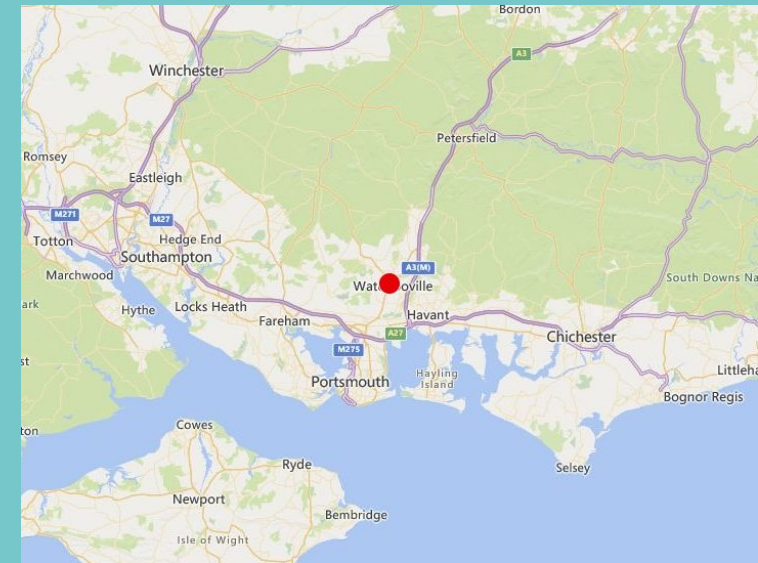
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

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

## EPC

The Energy Performance Asset Rating is C (62).



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## VIEWING & FURTHER INFORMATION

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