



Lovedean Lane | | Waterlooville | PO8 8HH

£50,000



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DETACHED WORKSHOP / WAREHOUSE WITH DETACHED OFFICE BUILDING

SELF-CONTAINED SITE WITH SECURE YARD/PARKING

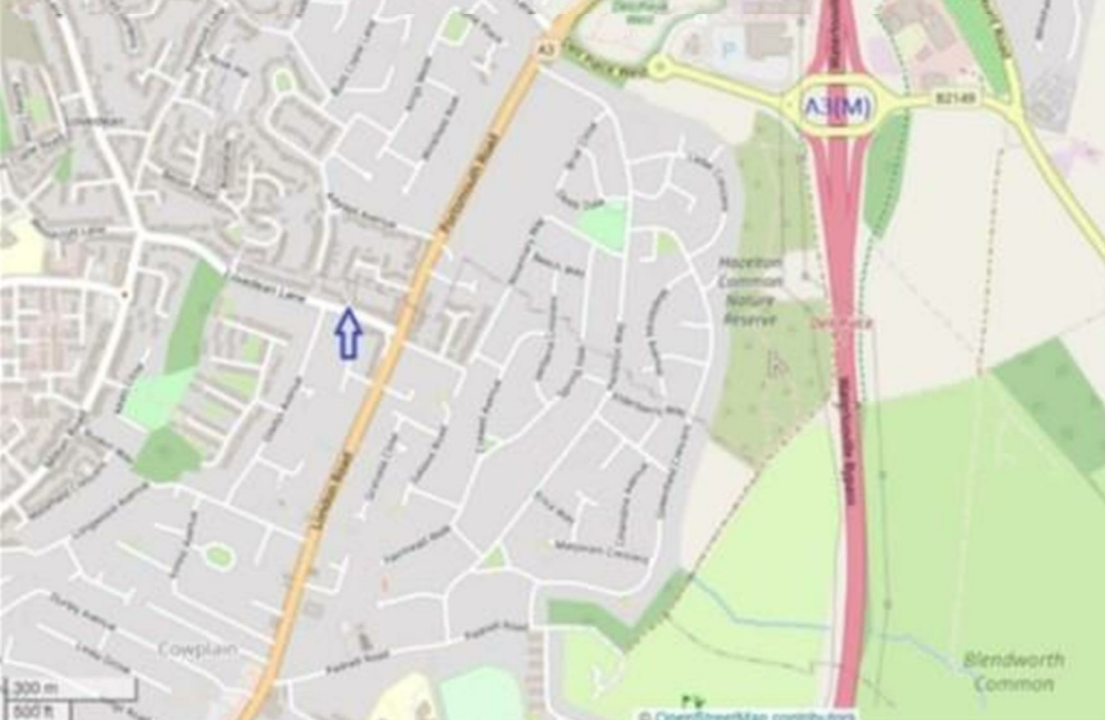




WYMAN 2000A

CORTNEY  
2000

WYMAN 2000A



### Full Description

The premises comprise a detached single-storey brick/block built warehouse or workshop building of approx 2400 sq ft with a steel roller shutter loading door; together with a detached single-storey block-built office building being approx 2100 sq ft which has recently been refurbished.

All usual services are connected, and both lighting and heating are installed. Externally the property has secure gated access and provides a large surfaced loading and yard/parking area.

### Location

The property fronts the south side of Lovedan Lane, close to the A3 Portsmouth Road junction, and less than one mile from the A3(M) motorway at Junction 2 (Hazelton Interchange). It is easily accessible to good local bus services, and to shopping facilities at Cowplain and Horndean.

### Terms

The property is offered to let on a new lease, and our clients have a degree of flexibility as to length of term. Asking rental £50,000 per annum with the tenant to be responsible for rates and all other usual outgoings. Each party is to bear its own legal costs.

### Viewing

Strictly by prior appointment

### Rates

Please refer to the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)).

### Legal Costs

Each Party to bear their own legal costs

### Planning

The property has previously been used for various warehouse and workshop purposes, with offices. Interested parties should contact Havant Borough Council for further information or to investigate any proposed use.

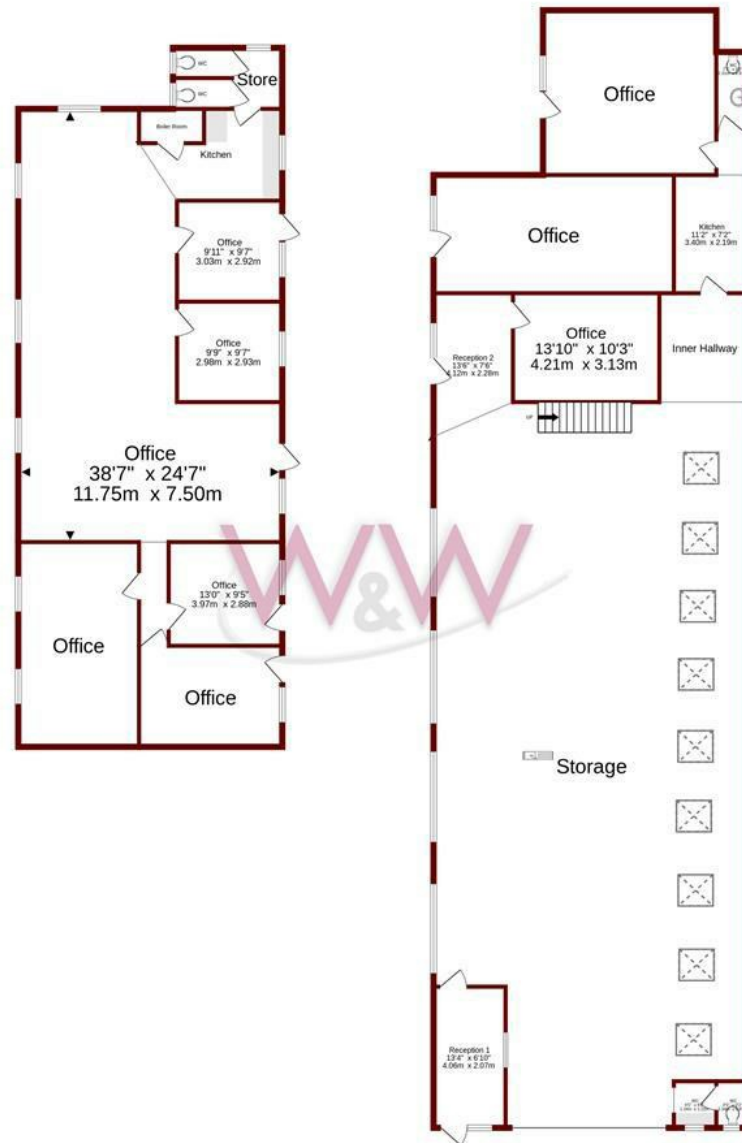


Tenure:  
EPC Rating:  
Council Tax Band: - £ Per  
Annum





Ground Floor  
4533 sq.ft. (421.1 sq.m.) approx.



TOTAL FLOOR AREA : 4533 sq.ft. (421.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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