

Industrial/Warehouse Unit

For Lease

CBRE

# Unit 111 Proxima Park

Modern end of terrace unit

Houghton Avenue,  
Waterlooville, PO7 3DU



- Modern Grade A unit
- End of terrace
- Secure estate
- 8m Eaves height

6,674 sq. ft.

(620 sq. m.)

## Location

The property forms part of Proxima Park the prime Waterlooville Estate which lies under a mile north west of Waterlooville Town Centre. The park is located on Houghton Avenue accessed via the A3 with Junction 3 of the A3(M) just 1.5 miles away. This provides a direct link to Havant and Portsmouth in the south and London to the north.

## Description

The property comprises a high quality end of terrace industrial/warehouse unit of a steel portal construction. The unit benefits from a high bay warehouse and modern two storey offices with heating and cooling and LED lighting throughout. Externally there is allocated parking on a fully gated site.

## Accommodation

We understand the property comprises of:

Area	Sq Ft	Sq M
Warehouse	5,454	507
FF Offices	1,220	113
<b>Total</b>	<b>6,674</b>	<b>620</b>



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## Planning

We understand the property has the benefit of planning consent for B1(c), B2 and B8 uses. Prospective occupiers are advised to ensure their proposed use complies with the planning consent.

## EPC

The property has a current EPC rating of A – 23.

A full copy of the EPC is available upon request.

## Business Rates

We understand the current rateable value of the property is £57,500. It is advised that occupiers rely on their own enquiries with the Local Rating Authority.

## Terms / Rent

The property is available by way of a new lease upon terms to be agreed.



## Contact Us

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