



Waterloo Park Open Storage Land

ELETTRA AVENUE, WATERLOOVILLE, PO7 7XS



TO LET

Up to 1.25 Acres Open Storage Land
Flexible Terms

Further Space Could Be Available Subject to Use
1.7 Miles to J3 A3(M)

Description

The site comprises a broadly rectangular parcel of land laid with Tarmacadam and measuring circa 1.25 acres. Its most recent use has been as a vehicle storage facility.

The site is secured with Heras fencing but an incoming occupier will have the opportunity to make their own improvements should they wish to.

A letting of the whole or part of the site is possible with subdivision of the available area.

Additional land may be available potentially.

Planning

Occupiers will be required to take the site as is, there will be no planning submission to regularise the use for open storage.

Prospective tenants are to make their own enquiries with local planning authority to establish whether or not their proposed use is acceptable.



Site Area	Acres	Ha
Whole Site Area	1.25	0.50



An additional 6 acres are potentially available and separately accessible from Silverthorne Way.

6 ACRES POTENTIALLY AVAILABLE

1.25 ACRES OPEN STORAGE LAND





6 ACRES POTENTIALLY AVAILABLE

3,000+ new homes

WATERLOO PARK

1.25 ACRES OPEN STORAGE LAND

Dual Carriageway towards A3(M)

Houghton Avenue

home bargains

Wellington Retail Park

halfords

Sainsbury's

Silverthorne Way

Hambleton Road

Elettra Avenue

Waterberry Drive



Location

The site is located on Elettra Avenue, Waterloo Park, a well established industrial/warehouse and trade location. It is situated directly opposite Lidl supermarket and other nearby occupiers include McDonalds, Snows Toyota and Yeomans Nissan. Junction 3 A3(M) is 1.7 miles distant providing access to the motorway network. Waterlooville Town Centre is less than 1 mile away.

Terms

The site is available to let in part or as a whole for up to 12 months with a rolling landlord break from 6 months on 1 months' notice. The lease will be outside of the Landlord and Tenant Act 1954. Rent on application.

Destinations	Miles
Waterlooville Town Centre	0.9
Junction 3 A3(M)	1.7
Portsmouth Container Port	9.4
Portsmouth	10.9
Southampton Airport	20.4
Port of Southampton	25
London Heathrow	58.5



Waterloo Park Open Storage Land, Elettra Avenue

SAT NAV: PO7 7XS

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
Realest
023 8202 3999 / 07901 558730
adrian.whitfield@realest.uk.com

Alex Gauntlett
Vail Williams
023 8082 0900 / 07584 657826
AGauntlett@vailwilliams.com



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

