

01329 221199

eddisons.com

**Eddisons**

**OFFICE & INDUSTRIAL ACCOMMODATION - TO LET**



**Waterlooville Business Centre, Waterberry Drive, Waterlooville PO7 7TH**

**FROM £709 PCM**

**FROM 15 sq m (161 sq ft)**

- Range Of Office And Industrial Accommodation - To Let
- Range Of Uses Considered (Subject To Planning)
- On Site Parking
- Flexible Terms Available (Subject To Negotiation)

## LOCATION

The property is located in Waterlooville, a busy town forming part of the south coast conurbation, positioned approximately 7 miles north of Portsmouth. Waterlooville benefits from good transport links with the A3 (M) a short car journey away, providing access south to the M27 and north to Petersfield and Guildford. The property is positioned to the north west of the town centre and benefits from a range of local amenities including; Horizon Leisure Centre and The Mulberry Bush Nursery School, in addition to Lidl Supermarket and MacDonalDs. Nearby occupiers include Saker Controls Ltd, Premier AC Services, Climatech and Warner Goodman LLP.

## DESCRIPTION

A range of office, workshop and industrial accommodation is available to let on the park, please refer to the schedule below:

Unit No.	Sq. Ft. (NIA)	Rent - Per Calendar Month (starting from)	Type	EPC
42	161	£709	Office	C (67)
11	355	£1,294	Office	C (67)
6	355	£980	Workshop	C (67)
41	495	£1,221	Office	C (53)
28	800	£1,774	Light Industrial	

## RENT

The accommodation is available to let on terms to be agreed, rent on application.

## VAT

We understand the properties at the park are VAT elected.

## BUSINESS RATES

Business rates are included within the rent at the property.

## SERVICE CHARGE

The service charge is included within the rent at the business park.

## SERVICES

Connections to gas, electricity, water and drainage are provided throughout the park.

## LEGAL COSTS

Each party to bear their own costs incurred.

## EPC

See Schedule.

## VIEWING

Strictly by appointment with agents:-

**Eddisons**  
incorporating Daniells Harrison

Nick Holtby  
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Date: 26 September 2023



For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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