



Warehouse 2, Soake Farm, Soake Road, Waterlooville, PO7 6JA

Discreet Storage Facility

Summary

Tenure	To Let
Available Size	7,638 sq ft / 709.59 sq m
Rent	£40,000 per annum
Rates Payable	£17,205 per annum
Rateable Value	£31,000
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Key Points

- Open Plan Storage with 4.11m eaves
- Covered Loading Bay
- Located Close to Waterlooville
- EPC Exempt

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Description

The property is a steel portal frame warehouse with covered loading. The building is for storage purposes only. The building benefits from having roof lighting, basic strip lighting, sliding loading doors, concrete floor and good access.

Location

The subject building is situated just off the Hambledon Road (B2150) with access off Soake Road and opposite the Jewsons Building Materials Yard. Soake Road is situated a short distance to the south east of Denmead and approximately 2 miles to the west of Waterlooville town centre.

The motorway network is approximately 3.5 miles to the east with access onto the A3(M) which in turn provides direct access to the M27 to the south and northward towards London and Guildford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse 2	5,480	509.11	Available
Unit - Lean-to Warehouse	2,158	200.48	Available
Unit - Covered Loading Area	1,050	97.55	Available
Total	8,688	807.14	

Specification

- * Warehouse 2 - eaves 4.11m
- * Lean-to - eaves 3.56m
- * Sliding Loading Doors 6.04m w x 4.19m h
- * Roller Loading Door 3.6m h x 3.71m w
- * Concrete Floor
- * Strip Lighting
- * Single Phase Power

Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £40,000 per annum

Business Rates

Rateable Value £30,000 per annum

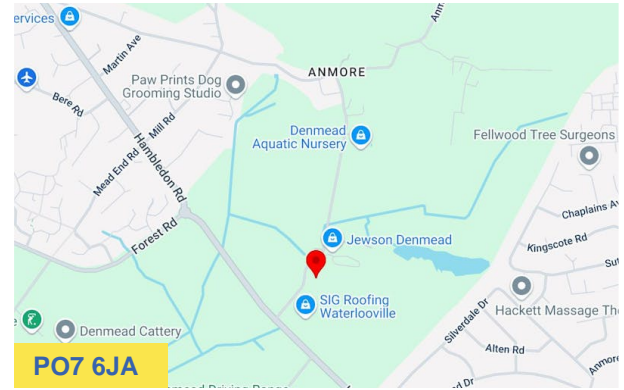
You are advised to make your own enquiries to the local authority before making a commitment to lease.

Other Costs

Buildings Insurance will be payable by the in-going tenant

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs & rents are exclusive of VAT.



Viewing & Further Information

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