



Unit 8 Arnside Road, WaterlooVille P07 7UP

FOR SALE

Industrial Units With Secure Yards -
Part Investment

12,071 - 15,540 Sq Ft
(1,121 - 1,444 Sq M)

Unit 8 Arnside Road, Waterlooville P07 7UP

DESCRIPTION

Unit 8 comprises a detached industrial unit with a steel portal frame clear span warehouse with single storey extension to the rear plus mezzanine storage together with two storey attached offices. Externally, there is a secure yard and forecourt car parking.

- ✓ Part Let To Multiple Occupiers
- ✓ Total Current Passing Rent: £71,200 PA
- ✓ Reversionary Income Available on Remaining Unit £73,500 PA
- ✓ Reversionary ERV £144,700 PA
- ✓ Possibility for Part Vacant Space
- ✓ Front Forecourt Parking & Secure Yard

LOCATION

Located within Waterlooville's main Industrial Estate on Arnside Road, on the western side of Waterlooville, approx. 1 mile from the A3(M). Waterlooville is 5 miles north of Portsmouth. Road communications are good with the A27 and M27 running east to west and connecting to the M3. The A3(M) leads to the A3, providing good access to London.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Main Workshop/Offices	6,993	650
Mezzanine (Main Warehouse)	5,078	472
Adjoining Workshop/Store	3,116	289
External Garage	353	33
Total	15,540	1,444

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

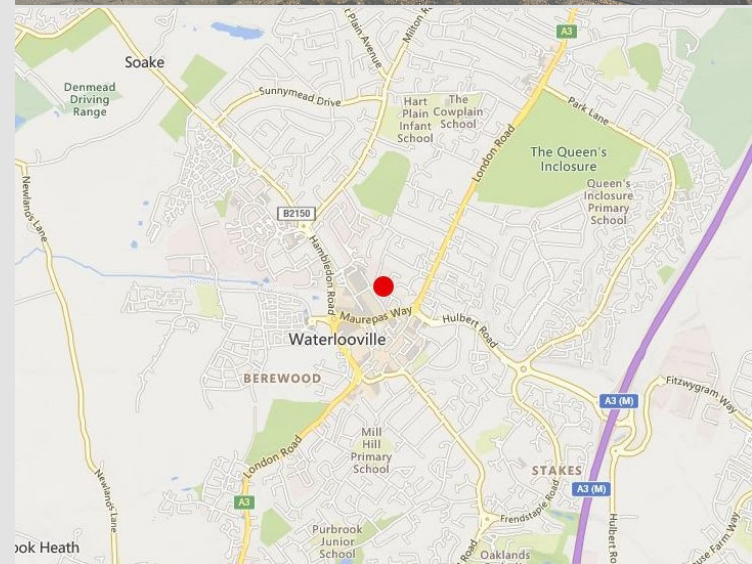
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The freehold is available as a whole. Further details available on request.

EPC Rating: C (66).



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