



## Soake Farm Yard, Soake Road, Waterlooville, PO7 6JA

Self Contained Yard with Warehousing & Offices

### Summary

|                |  |
|----------------|--|
| Tenure         | To Let                                 |
| Available Size | 958 to 7,922 sq ft / 89 to 735.98 sq m |
| Rent           | Rent on application                    |
| Business Rates | To be Reassessed                       |
| EPC Rating     | Upon enquiry                           |

### Key Points

- Self Contained Separate Office, Warehouse & Stores
- Ample Loading & Parking
- EPC - Office C(63)  
Warehouse D(97)
- Well Located Near Waterlooville
- Versatile Space

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# Soake Farm Yard, Soake Road, Waterlooville, PO7 6JA

## Description

The premises are self contained and benefit from having a separate single storey office providing office and welfare facilities. There is also a separate warehouse with full height loading door creating further space for storage and production space with a mezzanine floor providing further useful space. There is also a separate stable building providing dry storage. All buildings have access to the secure yard.

This self contained site lends itself to a variety of uses however site restrictions will apply, please enquire for further information.

## Location

The subject site 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 - Single Storey Office      | 958          | 89            | Available    |
| Unit - Warehouse                 | 2,786        | 258.83        | Available    |
| Mezzanine - In Warehouse         | 970          | 90.12         | Available    |
| Building - Stables (Dry Storage) | 3,208        | 298.03        | Available    |
| <b>Total</b>                     | <b>7,922</b> | <b>735.98</b> |              |

## Specification

### Warehouse

- \*LED & Sodium Lighting
- \*Large Up and Over Loading Door 3.52m (w) x 4.51m (h)
- \*3 Phase Power
- \*5.6m to Eaves

Self Contained Concrete Yard

## Terms

Available on a new lease for a term to be agreed. Rent on application.

## Business Rates

To be reassessed.

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

## EPC

Office - C (63)

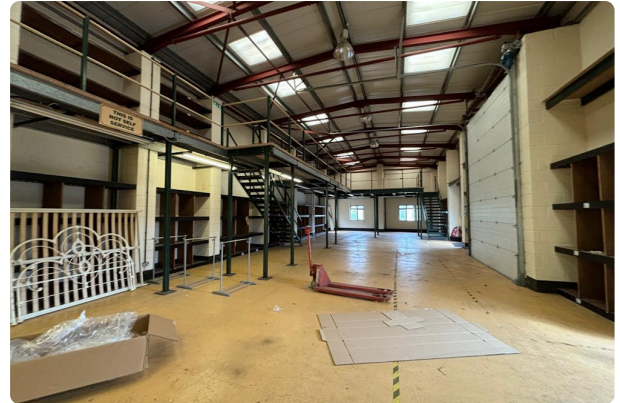
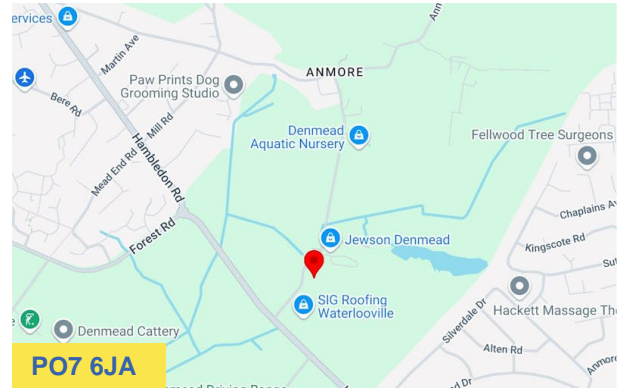
Warehouse - D (97)

## Other Costs

Buildings Insurance will be payable by the ingoing 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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