



**Wellington Way Shopping Centre, Wellington Way,  
Waterlooville, PO7 7ED**  
Wellington Way Retail - To Let

**Summary**

Tenure	To Let
Available Size	505 to 14,845 sq ft / 46.92 to 1,379.15 sq m
Service Charge	Full Details on Request.
Business Rates	See Brochure.
EPC Rating	Upon enquiry

**Key Points**

- To Let
- Refurbished Accommodation
- Range of Uses Considered STP
- Regeneration Site

# Wellington Way Shopping Centre, Wellington Way, Waterlooville, PO7 7ED

## Description

The shopping centre has recently come under new ownership (Q4 2022) with an extensive refurbishment programme across the shopping centre underway. In addition plans have been submitted to create residential accommodation on the upper floors of the centre and generally uplift and modernise the feel of the shopping precinct.

Plans are underway for Wellington Way to be rejuvenated with ground floor refurbished retail premises and first floor flats to be provided. For further details please refer to Havant Borough Councils website.

The units fall within Class E of The Use Classes Order 1987 (as amended), enabling a range of permitted uses including;

- Retail Sale of Goods
- Professional Services
- Financial Services
- Provision of Medical or Health Services
- Offices
- Sale of food and drink for consumption (mostly) on the premises

## Location

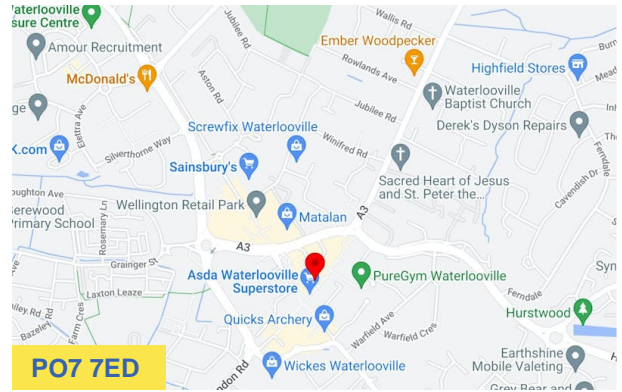
Wellington Way Shopping Centre is located in the centre of Waterlooville a growing town positioned approximately 6.5 miles northeast of Portsmouth a major regional port and hub for commercial activity. Waterlooville forms part of the expanding south coast conurbation between Southampton in the west and Chichester in the east. Waterlooville benefits from good transport communications with the A3(M) a short car journey away which leads north to Guildford and London and south to Portsmouth and the M27 and the wider motorway network.

There are three main town centre car parks within a short walk of Wellington Way and bus stops located at the south western end of the centre. Nearby occupiers include; Boots, Iceland, Timpsons, Costa Coffee, Greggs, WH Smith and Poundland.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	505	46.92	£6,060 /annum	Let
Unit - 5	768	71.35	£10,800 /annum	Let
Unit - 6	785	72.93	£11,000 /annum	Let
Unit - 8	920	85.47	£11,040 /annum	Let
Unit - 9	920	85.47	£11,040 /annum	Let
Unit - 13	980	91.04	£11,760 /annum	Let
Unit - 14	776	72.09	£10,900 /annum	Let
Unit - 15	726	67.45	£10,200 /annum	Let
Unit - 17	765	71.07	£10,700 /annum	Let
Unit - 18-21	3,700	343.74	£45,000 /annum	Available
Unit - 27	1,200	111.48	£18,000 /annum	Let
Unit - 28	920	85.47	£12,880 /annum	Let
Unit - 29	920	85.47	£12,880 /annum	Let
Unit - 30	811	75.34	£11,500 /annum	Let



## Viewing & Further Information

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Tom Holloway  
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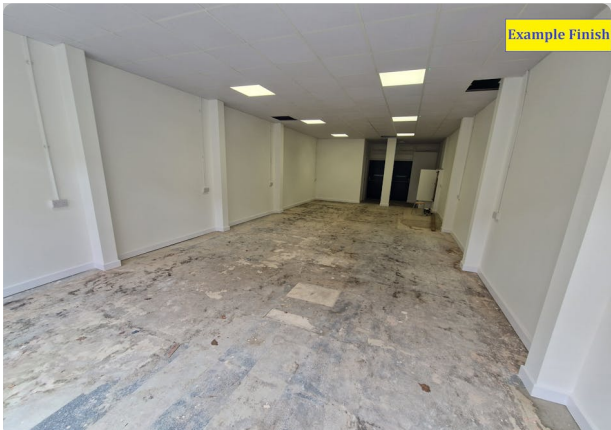
Name	sq ft	sq m	Rent	Availability
Unit - 31	590	54.81	£11,000 /annum	Let
Unit - 33-34	1,700	157.94	£20,000 /annum	Let
Unit - 93	2,047	190.17	£35,000 /annum	Available
Unit - 95	2,047	190.17	£35,000 /annum	Available
Unit - 97a	709	65.87	£18,000 /annum	Let
Unit - 99	2,800	260.13	£45,000 /annum	Let
Unit - 101a	1,126	104.61	£30,000 /annum	Available
<b>Total</b>	<b>25,715</b>	<b>2,388.99</b>		

## Terms

The units are available to let on terms to be agreed. Full details are located on the brochure.

VAT is applicable





Example Finish



101a London Road



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# Refurbished Retail Units

Wellington Way  
Waterlooville  
PO7 7DR

590 – 2,800 SQ FT SUITES

**TO LET**



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# Location

Wellington Way Shopping Centre is located in the centre of Waterlooville a growing town positioned approximately 6.5 miles north-east of Portsmouth a major regional port and hub for commercial activity.

Waterlooville forms part of the expanding south coast conurbation between Southampton in the west and Chichester in the east.

Waterlooville benefits from good transport communications with the A3(M) a short car journey away which leads north to Guildford and London and south to Portsmouth and the M27 and the wider motorway network.

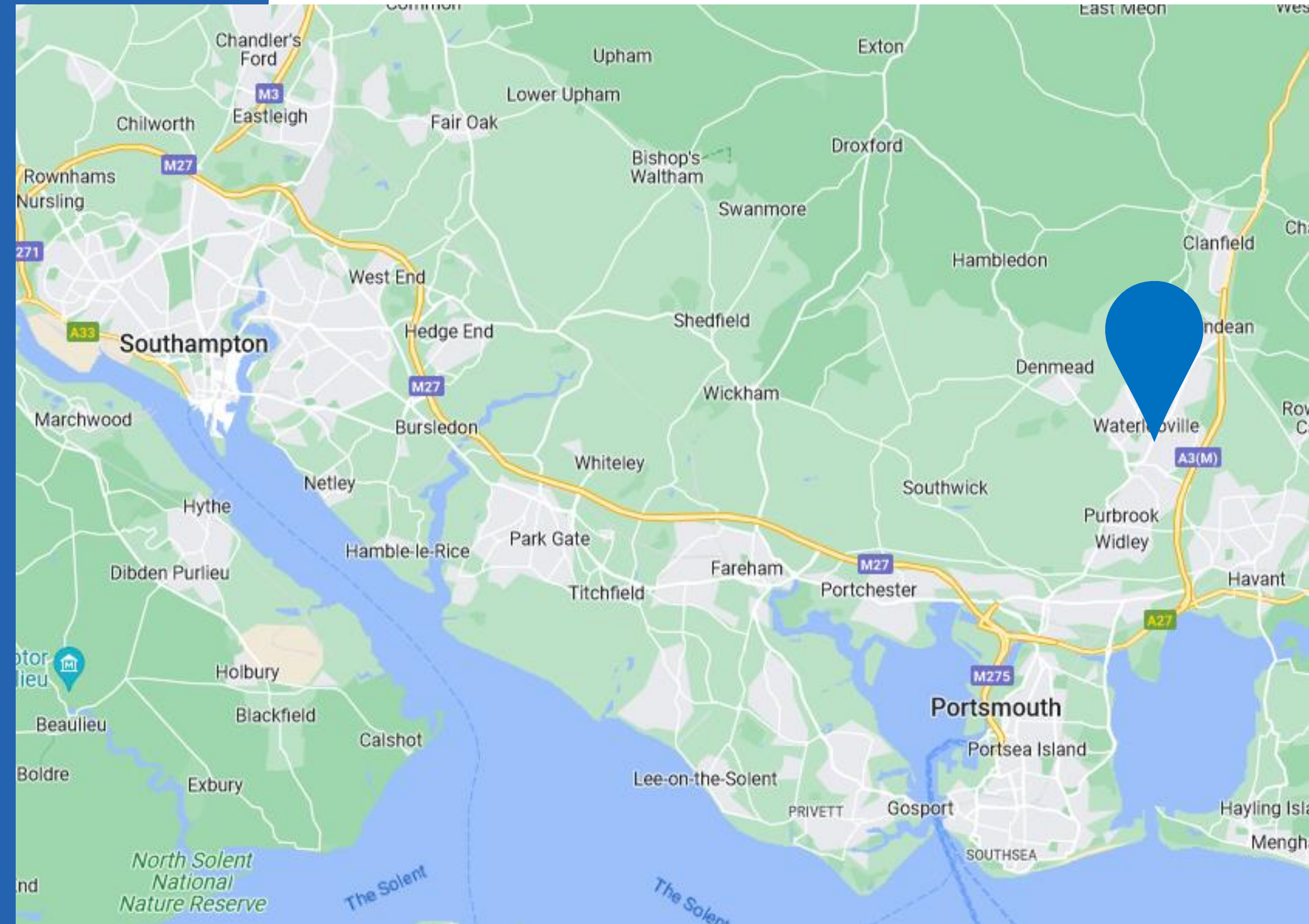
There are three main town centre car parks within a short walk of Wellington Way and bus stops located at the southwestern end of the centre.

Nearby occupiers include; Boots, Iceland, Timpsons, Costa Coffee, Greggs, WH Smith and Poundland, and now many local occupiers in Wellington Way!

# The Shopping Centre

The shopping centre has recently come under new ownership (Q4 2022) with an extensive refurbishment programme across the shopping centre underway.

In addition, plans have been submitted to create residential accommodation on the upper floors of the centre and generally uplift and modernise the feel of the shopping precinct.



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# Availability

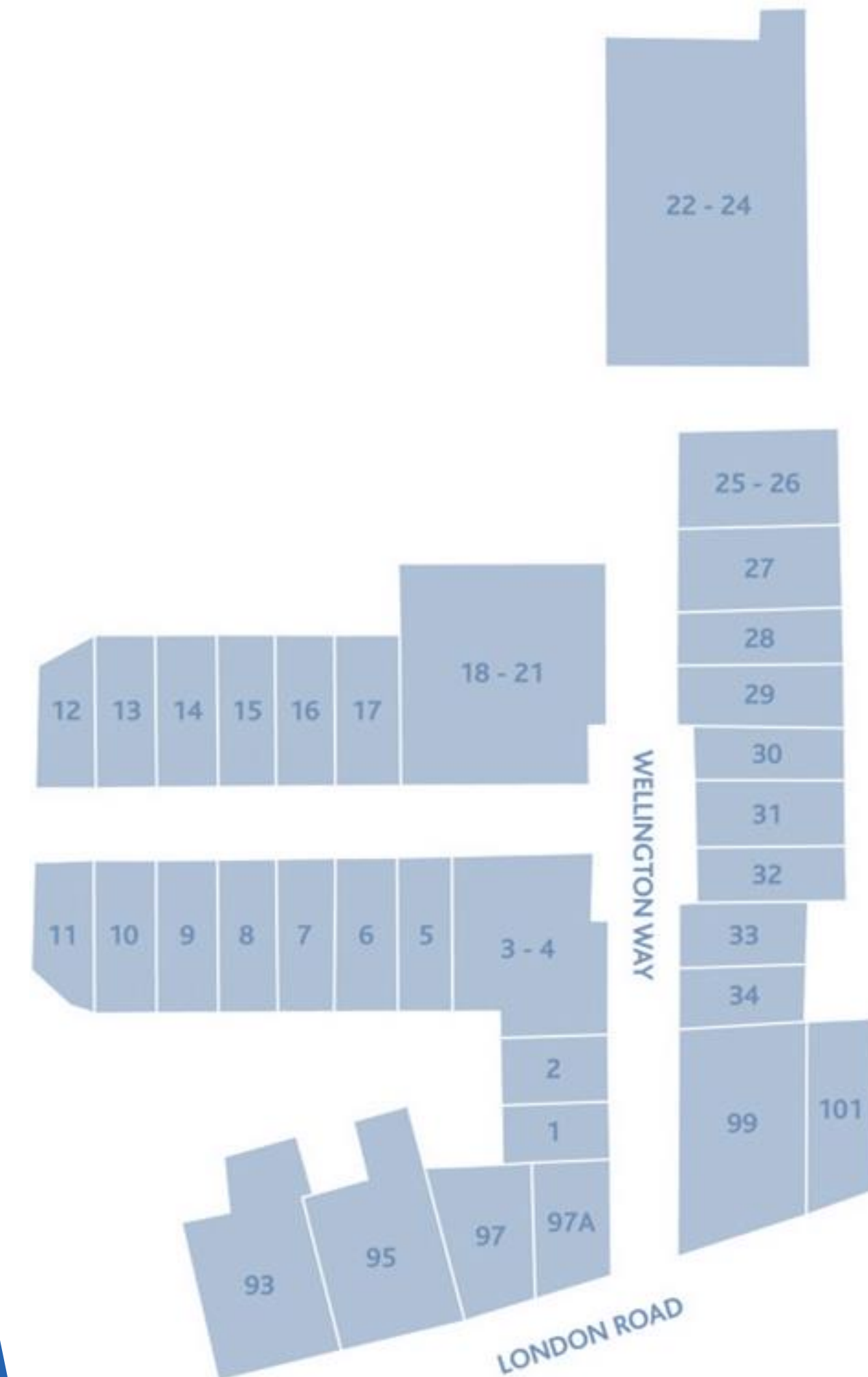
## Terms

The units are available to let on terms to be agreed at the guide rents set out below:

Unit	Area (sq. ft.) NIA	Rent	Current rateable value (01/04/2023)	Service Charge
15	726	£10,200	£6,900	Details on request
17	765	£10,700	£6,300	Details on request
18-21	3,700	£45,000	TBC	Details on request
93	2,047	£35,000	£22,500	Details on request
95	2,047	£35,000	£22,500	Details on request
97a	709	£18,000	£11,750	Details on request
101a	1126	£30,000	£13,500	Details on request

\*The Rent and Service Charge quoted above are annual figures exclusive of any VAT. The Service Charge figures are budgeted and may increase or decrease over time.

## WELLINGTON WAY



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# Regeneration

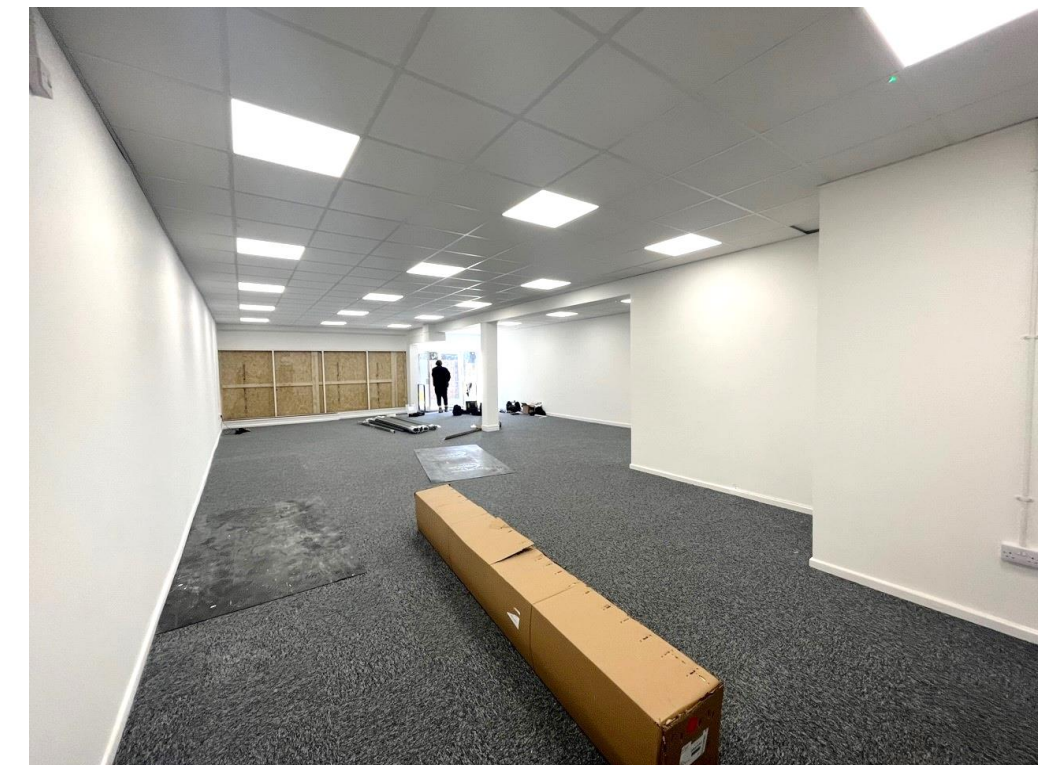
Plans are underway for Wellington Way to be rejuvenated with ground floor refurbished retail premises and first floor flats to be provided. For further details please refer to Havant Borough Councils website.



\*Artists impression of completed regeneration of Wellington Way.



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## Refurbishment Underway

Planning has been submitted to regenerate Wellington Way under the following planning applications; APP/23/00105, APP/23/00106 and APP/23/00107.

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# Use

## Potential Uses

The units fall within Class E of The Use Classes Order 1987 (as amended), enabling a range of permitted uses including;

Retail Sale of Goods

Professional Services

Financial Services

Provision of Medical or Health Services

Offices

Sale of food and drink for consumption (mostly) on the premises

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

## EPC

Energy Performance Certificates will be provided to new tenants once services have been installed.

## Business Rates

Business rates have recently been reassessed across the estate, for further details please visit the Valuation Office Agency (VOA).



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# Viewings

Strictly by appointment with sole agents  
**Holloway Iliffe & Mitchell** – 023 9237 7800

# Contacts



**James West**

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07415 438 230

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**Tom Holloway**

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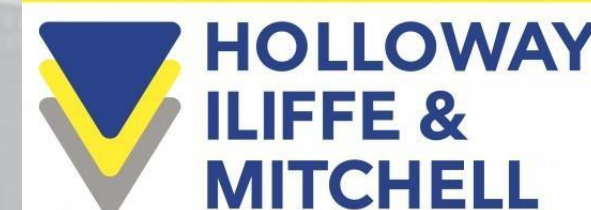
07887 602 603

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Scan for  
Further  
Details



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

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