



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**1 Stratfield Park, Elettra Avenue,
Waterlooville PO7 7XN
End Terrace 2 Storey Business Unit**



KEY FEATURES

3,296 sq. ft. (306.24 sq. m.)

Loading door

First Floor Office Accommodation

3 Phase Power

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

To Let

End Terrace 2 Storey Business Unit

Description

Unit 1 Stratfield Park is an end of terrace two storey business unit in a prominent corner position on the entrance to the estate. It is of steel frame construction with brick elevations to the ground floor and profile steel cladding to the first floor and roof.

The first floor is fitted out as office accommodation with a mix of open plan and small offices plus a conference room.

The ground floor comprises workshop/storage and further office accommodation.

Accommodation

The property has been measured and has the following approximate gross internal areas:

	Sq. ft.	Sq. m.
Ground Floor	1,648	153.12
First Floor	1,648	153.12
Total	3,296	306.24

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Workshop and premises £30,000.

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

TO LET

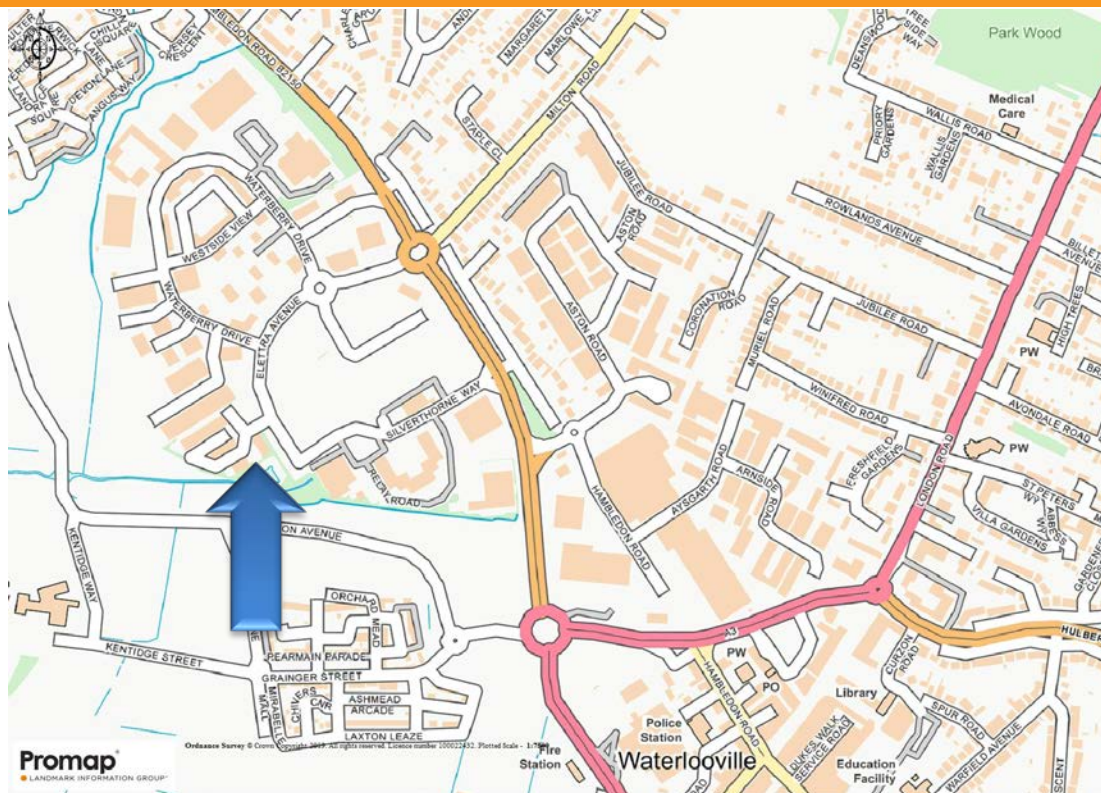
End Terrace 2 Storey Business Unit

Location

Stratfield Park is a development of business units located to the north west of Waterloooville town centre off the B2150 Hambledon Road. It is part of the Brambles Farm Business Park, home to a range of commercial occupiers. Waterloooville lies some 5 miles to the north of Portsmouth and to the west of Junction 3 of the A3(M) motorway. This provides convenient access to the motorway and trunk road network.

Viewing

Strictly by appointment with sole agents Hellier Langston.



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