



Unit 1 Relay Road, Brambles Farm Business Park, Waterlooville P07 7XA

TO LET

Industrial / Warehouse Unit with Offices

**14,604 Sq Ft
(1,357 Sq M)**

DESCRIPTION

A prominent, semi-detached industrial/warehouse premises. The unit is of clear span, steel frame construction with insulated profiled cladding to the external elevations, 2 rear loading doors, well fitted offices to the perimeter and approximately 5.65m minimum eaves height with storage mezzanine and an additional rear storage/loading area. The premises benefit from the following:

- ✓ Minimum eaves height 6.28m
- ✓ 3 phase power
- ✓ LED lighting
- ✓ 24 hour access
- ✓ 40 parking spaces

LOCATION

Brambles Farm represents the major employment area to the west of Waterlooville Town Centre. There is dual carriageway access via the Waterlooville by-pass with Junction 3 of the A3(M) within a 5 minute drive. The A3(M) affords excellent road access to the M27 Solent corridor motorway to the south and London and Guildford and the M25 to the north.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	11,237	1,044
First Floor	2,195	204
Mezzanine	1,172	109
Total	14,604	1,357

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

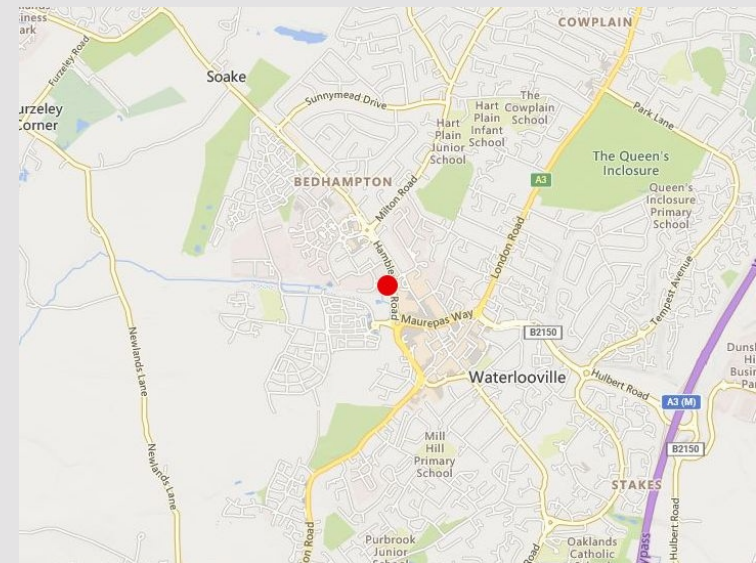
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available on a full repairing and insurance lease on terms to be agreed. Rent is on application.

EPC

The Energy Performance Asset Rating is E(106)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 26-Oct-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

George Cook
07596 578707
gcook@lsh.co.uk

Elise Evans
07703 393120
eevans@lsh.co.uk