Unit 4 Stratfield Park

Elettra Avenue, Waterlooville PO7 7XN

INDUSTRIAL INVESTMENT FOR SALE

229.34 sq. m (2,468 sq.ft)

HELLIER LANGSTON

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Description

The property comprises an end-of-terrace, two-storey business unit of steel-frame construction, with part-brick and part-profiled-steel elevations beneath a pitched profiled-steel roof.

A full-height glazed curtain wall to the side elevation provides a prominent and distinctive frontage.

The ground floor provides workshop/warehouse accommodation together with circulation space, an office and storage, with separate pedestrian and loading access from the front elevation.

The first floor provides four office areas, a server room, a fitted kitchen and additional WC facilities.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Floor	Description	Sq.m	Sq.ft
Ground Floor	Workshop	115.96	1,248
First/Mezzanine	Office	113.38	1,220
Total		**229.34**	**2,468**

Summary

- Attractive Gross Initial Yield of 7.79%
- Strong covenant and 3+ years term certain
- Loading door approximately 3.00 m wide × 2.42 m high
- Three-phase 100-amp power supply
- Intruder alarm
- Gas central heating with perimeter radiators
- Air conditioning to office areas
- Suspended ceilings and inset lighting
- Ground-floor WC and accessible WC, plus two first-floor WCs
- Nine allocated parking spaces
- Strong location
- EPC rating 'D'
- Costed plan of £16,327+vat from 2025 to achieve 'A' rated EPC.

Freehold Industrial Investment

Price

Guide price £325,000 exc VAT showing an attractive Gross Initial Yield of 7.79% reflecting a low capital value of £131 per sq.ft.

Tenure

Freehold subject to subsisting lease.

Land Registry HP390805 and HP534366.

EPC

Rating: D88

Rateable Value

Warehouse and Premises £28,750.

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

VAT

The property is opted to tax.

Planning

All parties to rely on their own enquiries.

The lease permits distribution, office and storage uses within former Use Classes B1 and B8.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Tenancy

Lease Term	6 years from 15 December 2023 to 14 December 2029
Passing Rent	£25,307 per annum exclusive
Rent Review	Open market upwards only on 15 December 2026 Rent review outstanding
Break Option	Tenant only on 15 December 2026. Not operated.
Tenant	Applied Automation (UK) Limited
Repair	FRI subject to Schedule of Condition
L&T Act	Inside the Landlord & Tenant Act 1954
Service Charge	Fair proportion of estate maintenance costs
Deposit	£6,000 inc VAT

Covenant

- Applied Automation (UK) Limited ("Tenant"), established in August 1990, are the largest subsidiary of Applied Automotive Holdings Limited ("Group").
- The business is an industrial and marine equipment manufacturer.
- Plymouth HQ business with 180 staff and satellite sites in Cardiff as well as the subject in Waterlooville.
- In occupation since 2017.
- Tenant Net Asset Value £4.71m (y/e 31 March 2025).
- Group Net Asset Value £10.78m (y/e 31 March 2025).

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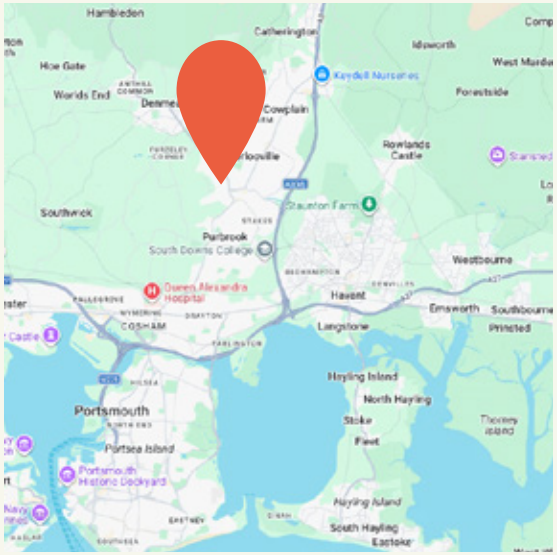
Location

Occupying a strong location, Waterlooville lies approximately 8 miles north of Portsmouth. Stratfield Park is an established, landscaped commercial estate of approximately 20 units, accessed from Elettra Avenue and situated around 1.7 miles west of Junction 3 of the A3(M).

The A3(M) connects with the A27 and M27, providing convenient access to Portsmouth, Southampton, the wider South Coast and London. Nearby occupiers and amenities include car dealerships, Lidl, McDonald's and Pipers Wood Industrial Estate.

Waterlooville and the surrounding area have experienced an influx of residential and commercial development in recent years including Proxima Park providing up to 126,500 sq. ft of industrial /warehouse accommodation plus Waterloo Park providing an Aldi food store and Cost Coffee and KFC Drive-thru



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Get in touch

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Strictly by appointment with sole agents Hellier Langston.