



**Unit 2 Mornington Place, Waterberry Drive, Waterlooville, PO7
7XX**

Modern Industrial Unit with Offices

Summary

Tenure	To Let
Available Size	3,699 sq ft / 343.65 sq m
Rent	£40,000 per annum
Service Charge	N/A
Rates Payable	£5.89 per sq ft
Rateable Value	£39,250

Key Points

- Allocated Parking
- Loading Forecourt
- First Floor Offices
- Good Communication Links

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Description

Unit 2 forms a semi-detached steel portal framed industrial unit constructed with cavity wall brick work with internal blockwork and profile clad elevations. The property benefits from full height warehouse, fitted with a mezzanine floor.

Externally the property benefits from parking spaces for approximately 7 vehicles and loading bay in front of the roller shutter door.

Location

Mornington Place, Waterberry Drive is a well established commercial area of Waterlooville and is approximately 0.8 miles from Waterlooville town centre and approximately 0.5 miles from Waterlooville retail park. The location offers convenient access to junction 3 of the A3(M) approximately 2 miles distance with links to Portsmouth, the A27/M27, Southcoast to London and the M25.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 2	2,175	202.06	Available
Mezzanine - Unit 2 First Floor	1,524	141.58	Available
Total	3,699	343.64	

Specification

- Minimum Eaves Height 5.8m
- Loading Door 4.8m h x 3.6m w (Manual Up & Over)
- Steel Portal Frame Construction
- Generous Parking & Loading Area

Terms

A new Full Repairing and Insuring lease is available for a term to be agreed at £40,000 pa plus VAT.

Business Rates

Rateable Value £39,250

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

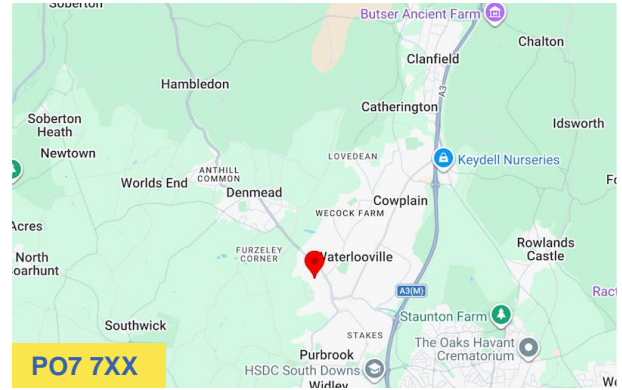
Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless stated otherwise all costs and prices are exclusive of VAT.

Building insurance is payable by the in-going tenant.

Contribution towards any repairs to the shared driveway and bins stores, to be split evenly between the occupiers.



Viewing & Further Information

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