HOLLOWAY ILIFFE & MITCHELL

Office, Retail

TO LET



1 Wellington Way, Waterlooville, PO7 7ED

Ground Floor Lock Up

Summary

Tenure	To Let
Available Size	471 sq ft / 43.76 sq m
Rent	£8,000 per annum
Service Charge	£0.33 per sq ft
Business Rates	Upon Enquiry
EPC Rating	B (45)

Key Points

- Class E Use
- Close Proximity to High Street
- Regeneration Site
- Other Uses Considered (STP)
- Can Be Open Plan
- New Lease
- Nearby Parking

Regulated by RICS

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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

1 Wellington Way, Waterlooville, PO7 7ED

Description

The shopping centre is under new ownership with an extensive refurbishment programme across the development, including ground floor commercial units, first floor residential flats, and generally uplift and modernise the feel of the shopping precinct. Wellington Way is near fully let with a variety of national covenants and local businesses.

1 Wellington Way sits at the entry of the development, and benefits from a rear private loading road, and access to the Wellington Way car park opposite.

The units fall within Class E of The Use Classes Order 1987 (as amended 2020), 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 carparks within a short walk of Wellington Way and bus stops located at the south western end of the centre. Nearby occupiers include; Boots, Iceland, Timpson's , Costa Coffee, Greggs, T.G. Jones and Poundland.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	471	43.76	Available
Total	**471**	**43.76**	

Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed at a rent of £8,000 per annum.

Business Rates

To be reassessed following refurbishment.

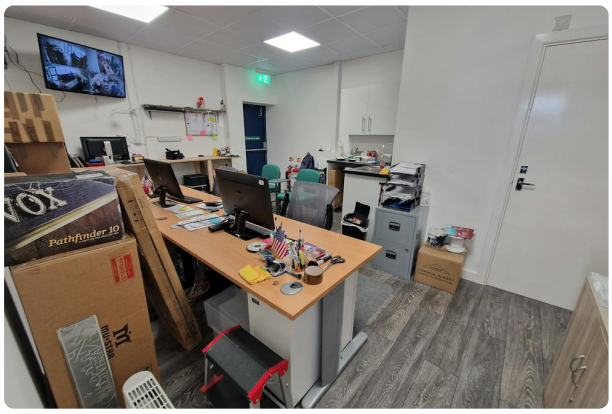
You are advised to make all enquiries to the local council regarding Business Rates.

Other Costs

Service Charge is £0.33 p sq ft for the current service charge year.
Building Insurance is being renewed but is payable by the tenant.
Legal Costs - Each party will be responsible for their own legal costs incurred in the transaction.
Unless otherwise states all rents and costs are exclusive of VAT.







Viewing & Further Information

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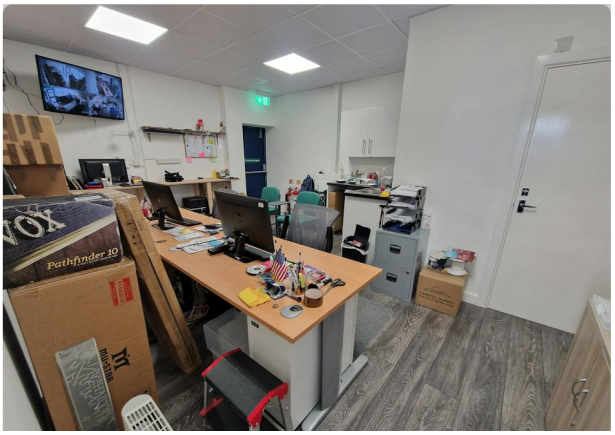
HOLLOWAY ILIFFE & MITCHELL

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VAT is applicable


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