

TILEASY HOUSE

WATERBERRY DRIVE WATERLOOVILLE PO7 7UW



TO LET

Impressive Detached Industrial Headquarters Building **34,408 sq ft (3,196.61 sq m)**

■ Established commercial location ■ Two storey offices, production/storage area, canteen and toilet area ■ 135 car parking spaces

TILEASY HOUSE

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Tileasy House is a modern detached industrial unit offering almost 20,000 sq ft of production/warehousing space in a vibrant commercial area of Waterlooville.

The premises benefit from a steel portal frame construction with elevations of brick and steel profile cladding, together with a lined steel-clad roof with natural lighting panels.

At the front of the building is two storey office accommodation, a canteen and toilet area. The south end of the main building offers a full height production area which includes lighting, hot air blowers and two loading doors. In addition, there is a production area mezzanine with a solid floor.

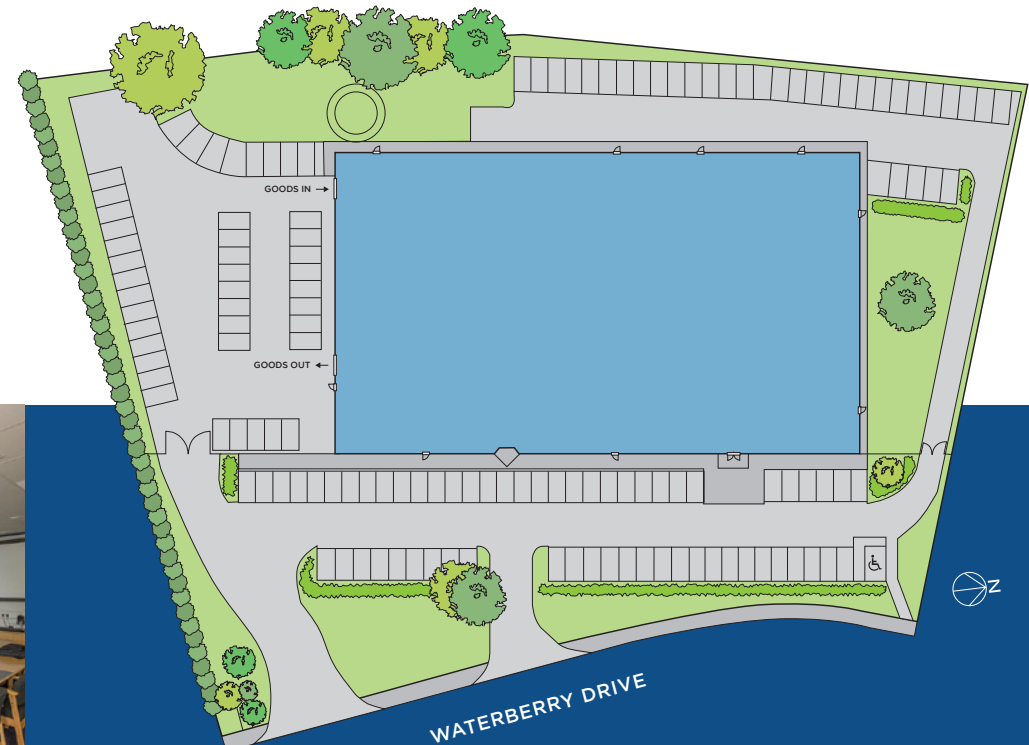
An extension was added in 1998, constructed in a similar way to the original building, and is fitted out as an office internally with a fully suspended ceiling, air conditioning, recessed lighting, heating and carpets. A sprinkler system is also installed.

In total, the site extends to 2.46 acres, with 135 on-site parking spaces (1:260 sq.ft ratio) and a low site coverage of just 31%. There is an extant planning consent to extend the parking provisions to 160 spaces.

ACCOMMODATION

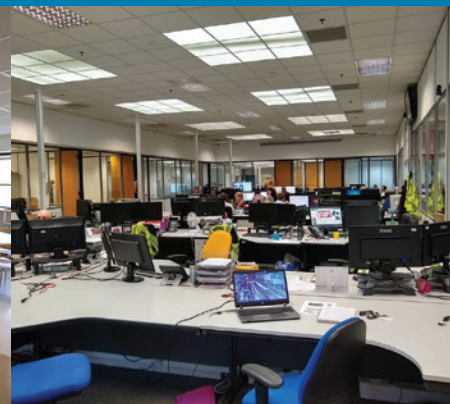
The accommodation comprises:

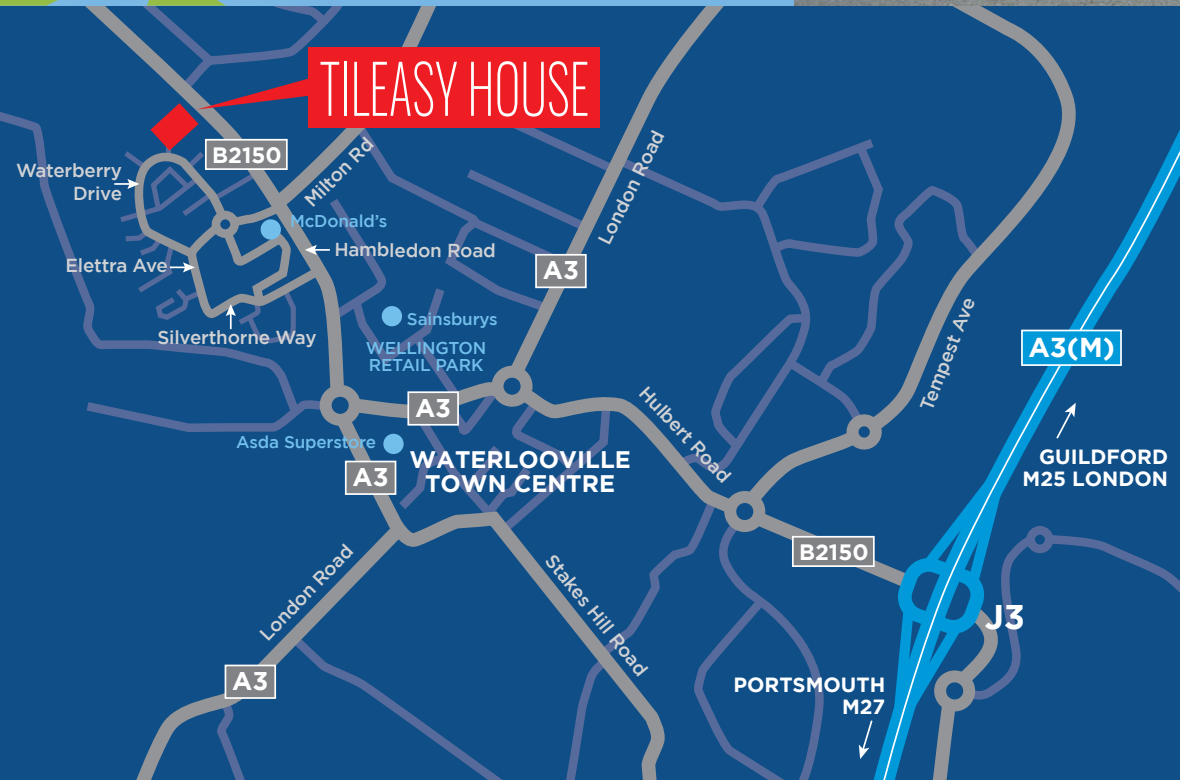
| Floor / Unit | Size (sq ft) | Size (sq m) |
|------------------------|---------------|-----------------|
| Ground Floor Warehouse | 19,973 | 1,855.55 |
| First Floor Offices | 2,081 | 193.33 |
| Ground Floor Offices | 12,354 | 1,147.72 |
| Total | 34,408 | 3,196.60 |





A signature industrial facility with excellent communication links





LOCATION

Tileasy House is located in Waterberry Drive, Waterlooville, and is strategically located within easy reach of the A3, A27, the M27 and the UK motorway network.

| Location | Distance |
|-------------------------------|----------|
| Portsmouth International Port | 7 miles |
| Port of Southampton | 23 miles |
| London Heathrow Airport | 60 miles |
| Southampton Airport | 19 miles |

LEGAL COSTS

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

TERMS

Available on a full repairing and insuring lease on terms to be agreed.

EPC RATING

C (71)

VIEWING

Strictly by arrangement with Vail Williams.

Vail Williams, and their clients give notice that:

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