



Unit 5 Falcon Court, Denmead, Waterlooville, PO7 6BZ
OFFICE & WAREHOUSE AVAILABLE

Summary

Tenure	For Sale
Available Size	1,733 sq ft / 161 sq m
Price	£295,000
Rates Payable	£9,828 per annum
Rateable Value	£18,000
EPC Rating	C (62)

Key Points

- Large Warehouse Potential
- LED Lighting
- Extensive Parking
- Flexible Terms
- 2.5x2.5 Rear Loading Door
- Quiet Estate

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PORTSMOUTH **023 9237 7800**

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Description

The property is on a terrace of 7 properties in Parklands Business Park. The ground floor is currently split into a warehouse (with a 2.5x2.5 rear loading door), storage, and a boardroom, through partition. However, areas can be taken out to open up the warehouse element.

The first floor is an office area split into meeting rooms and open plan office space, with electrical trucking, heating and LED lighting.

The property comes with 6 parking spaces.

Location

The subject premises is situated at the end of Parklands Business Park, found just off Forest Road. Located 1 mile from Denmead Village, which boasts businesses such as the Co-op, Pearsons Estate Agents, Denmead Eyecare and Downland Veterinary Group.

Denmead is situated approximately 3 miles to the west of Waterlooville and the A3(M) leading to the wider motorway network north towards Petersfield and London and south towards Havant, Portsmouth and the M27. Waterlooville forms part of the south coast conurbation between the commercial hubs and ports of Southampton and Portsmouth.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	947	87.98	Available
1st	786	73.02	Available
Total	1,733	161	

Terms

The property can be rented at £25,000 per annum exclusive. (open to offers regarding renting each floor independently)

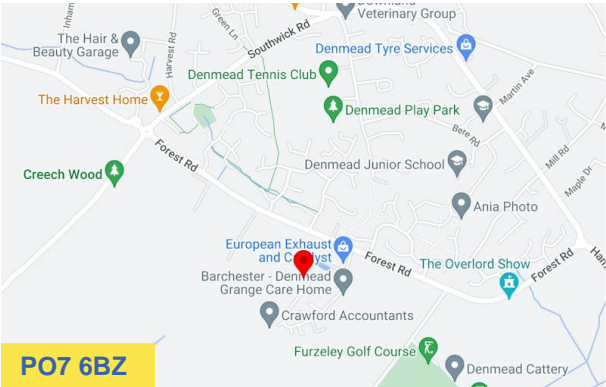
Property is also available for purchase at £295,000 for the Freehold

Business Rates

Rateable Value: £18,000
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

There is no service charge for the estate.
Each party to be responsible for their own legal costs incurred in the transaction.
Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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