



**NEWLY REFURBISHED**

## **Unit 1 & 2, 23 Arnside Road, Waterlooville, PO7 7UP**

**INDUSTRIAL/WAREHOUSE/FACTORY UNIT AVAILABLE**

### **Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	5,048 sq ft / 468.97 sq m
<b>Rent</b>	£45,000 per annum
<b>Service Charge</b>	£1,968.72 per annum
<b>Rateable Value</b>	£33,500 Source: VOA ( <a href="http://www.tax.service.gov.uk">www.tax.service.gov.uk</a> )

### **Key Points**

- x2 Loading: 3m wide x 2.85m high
- Range of uses considered subject to planning
- High Office Content
- Allocated Parking
- w/c & wash basins

# Unit 1 & 2, 23 Arnside Road, Waterlooville, PO7 7UP

## Description

Unit 1 & 2, 23 Arnside, is of part steel portal frame and mercenary construction with a solid concrete floor. The unit benefits from two 3m (w) x 2.85m (h) loading doors, as well as separate pedestrian door at the front.

The property has a corrugated roof with skylights that provide substantial daylight to the unit. Unit 1 & 2 also has a contained w/c's on each floor.

## Location

Arnside Road is situated off Hambledon Road, located to the north of Waterlooville town centre and about 6 miles north of Portsmouth on the A3 road to London.

A range of natural retailers are represented locally and these premises are in the vicinity of Sainsburys, Argos, TK Maxx, Matalan and DFS.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,048	468.97	Available
<b>Total</b>	<b>5,048</b>	<b>468.97</b>	

## Terms

Available to rent at £45,000 pax, on a new effective full repairing and insuring lease on terms to be agreed.

## Rateable Value

£33,500. Source VOA ([www.tax.service.gov.uk](http://www.tax.service.gov.uk)).

You are advised to make your own enquiries with the local council.

## Other Costs

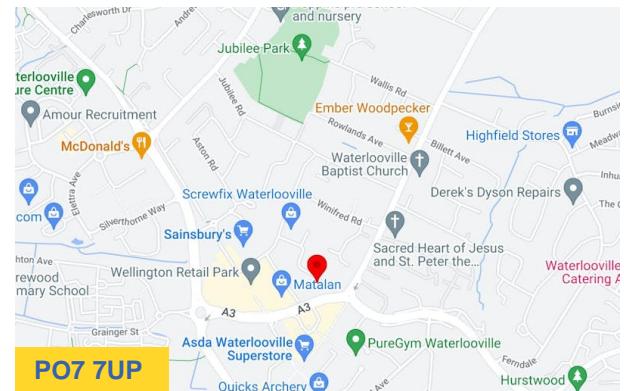
Building Insurance is payable £1,337.90

Service Charge is payable £1,968.72 per annum

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

The property is NOT elected for VAT

A reservation fee of £950 + VAT will be applicable



## Viewing & Further Information

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