



## UNIT 111 PROXIMA PARK, WATERLOOVILLE, PO7 3DU

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

6,674 SQ FT (620.03 SQ M)



# Summary

## End of terrace Industrial / Warehouse unit

Available Size	6,674 sq ft
Rent	Rent on Application
Rates Payable	£29,440 per annum
Rateable Value	£57,500
EPC Rating	A (23)

- 37.5 kN/sq m floor loading
- 1 x level access loading door
- Fully fitted offices with carpet & lighting
- Min eaves 8m
- Max height 9.85m
- 9 Parking spaces

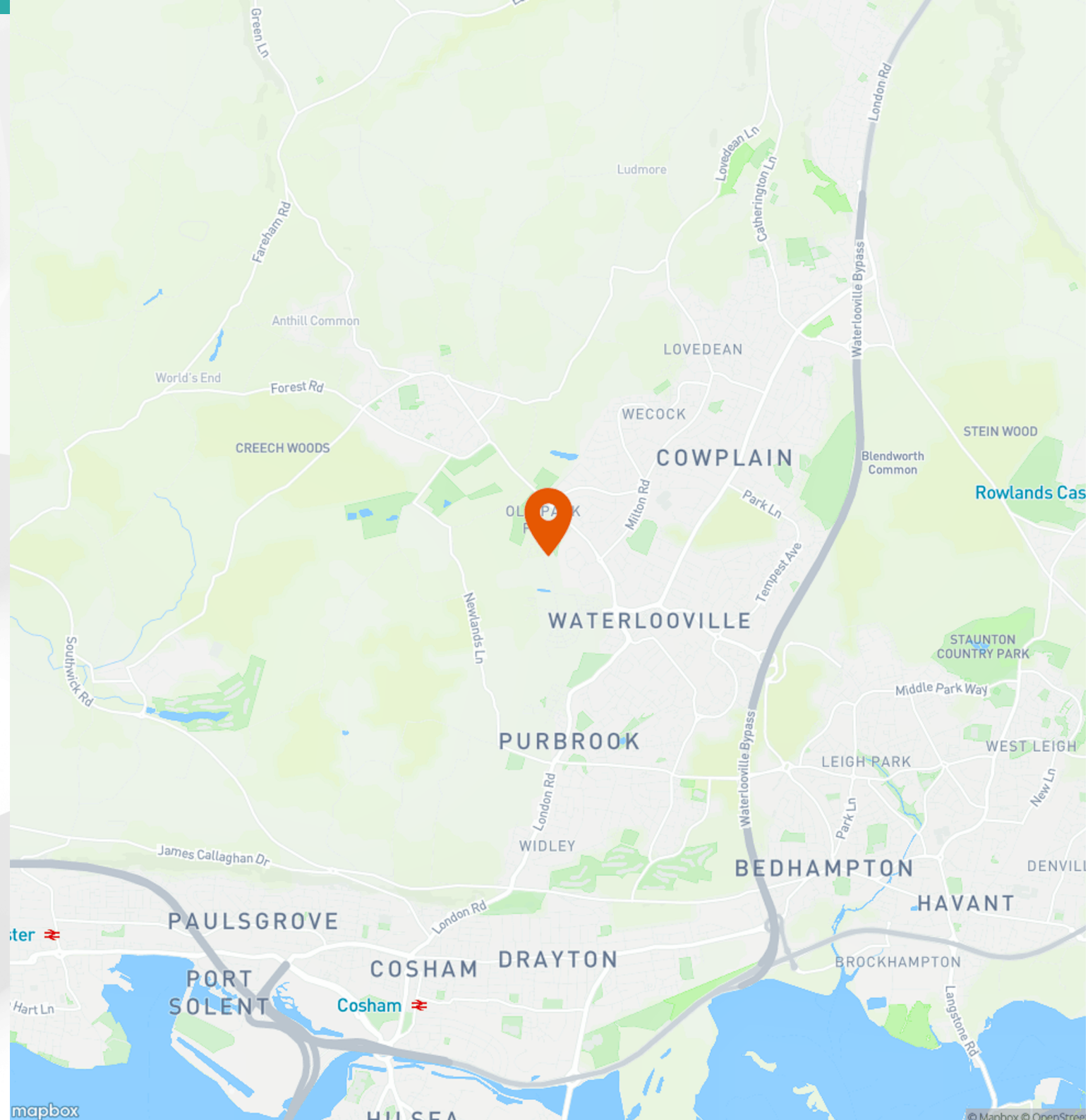


# Location



**Unit 111 Proxima Park,  
Houghton Avenue,  
Waterlooville, PO7 3DU**

Proxima Park is located in Waterlooville, just 2 miles from the A3(M) Junction 3, offering superb access to the main route from London to Portsmouth. With a large, skilled workforce in close proximity, the M25 only 45 miles to the north and the international port of Portsmouth only 4 miles to the south, Proxima Park offers not only fast freight movements into the national road network but also Waterlooville's abundance of Town Centre amenities on its doorstep. Havant station is two miles to the south with direct routes to London in 1 hour 20 mins as well as Portsmouth (12 mins), Southampton (43 mins) and Brighton (58 mins).





# Further Details

## Description

An end of terrace industrial/warehouse unit of steel portal frame construction with insulated cladding to the roof and elevations. Externally the unit benefits from 9 parking spaces and a loading apron on a secure gated site. Internally the unit benefits from fully fitted ground and first floor offices benefitting from carpet, LED lighting, heating and cooling, kitchenette and WC facilities.

The warehouse area is open plan and can be accessed via an electric up and over loading door. The property has a gas supply and 3 phase electric. The racking may be available by separate negotiation.

## Viewings

Strictly by appointment through the sole agent.

## Terms

The property is available by way of an assignment or sublease of the existing lease expiring 21st September 2031 inclusive of a break option and rent review on 21st September 2026. Alternatively a new lease direct with the landlord is available on terms to be agreed.

## VAT

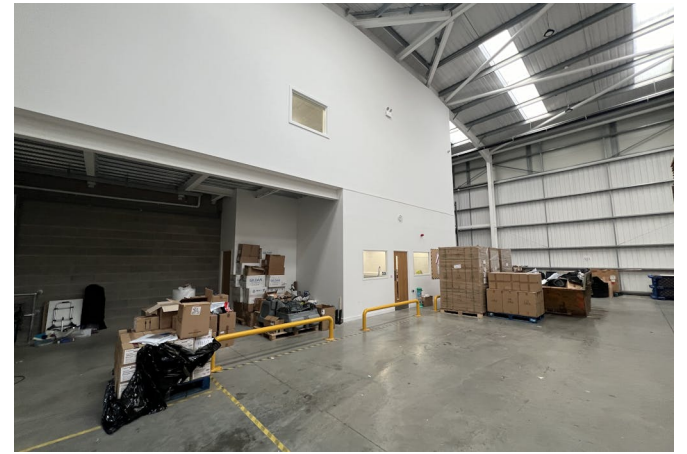
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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