



1.25 ACRES

ADDITIONAL 6 ACRES  
POTENTIALLY AVAILABLE

# WATERLOOVILLE PARK, ELETTRA AVENUE, WATERLOOVILLE, PO7 7XS

INDUSTRIAL/LOGISTICS / OPEN STORAGE TO LET  
1.25 ACRES (0.51 HECTARES)



# Summary

## OPEN STORAGE LAND FLEXIBLE TERMS - TO LET

Available Size	1.25 Acres
Rent	Rent on application
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

- Well established industrial warehouse and trade location
- Up to 1.25 acres
- Flexible Terms
- Potential to obtain additional land
- Available to let in part or as a whole for up to 12 months
- Good access to the A3



# Location



**Waterlooville Park, Elettra Avenue, Waterlooville, PO7 7XS**

The site is located on Elettra Avenue, Waterlooville Park, a well established industrial/warehouse and trade location. It is situated directly opposite Lidl supermarket and other nearby occupiers include McDonalds, Snows Toyota and Yeomans Nissan. Junction 3 A3(M) is 1.7 miles distant providing access to the motorway network. Waterlooville Town Centre is less than 1 mile away.





**6 ACRES POTENTIALLY AVAILABLE**

**1.25 ACRES OPEN STORAGE LAND**

# Further Details

## Description

The site comprises a broadly rectangular parcel of land laid with Tarmacadam and measuring circa 1.25 acres. Its most recent use has been as a vehicle storage facility.

The site is secured with Heras fencing but an incoming occupier will have the opportunity to make their own improvements should they wish to. A letting of the whole or part of the site is possible with subdivision of the available area.

Occupiers will be required to take the site as is, there will be no planning submission to regularise the use for open storage. Prospective tenants are to make their own enquiries with local planning authority to establish whether or not their proposed use is acceptable.

Additional land may be available potentially

## Viewings

Strictly by appointment through the joint sole agents.

## Terms

The site is available to let in part or as a whole for up to 12 months with a rolling landlord break from 6 months on 1 months' notice. The lease will be outside of the Landlord and Tenant Act 1954. Rent on application.

## 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 incurred in the 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.



**WATERLOO PARK**

Sainsbury's

home bargains

halfords

McDonald's

LIDL

NISSAN

TOYOTA

# Enquiries & Viewings



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View on our website

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