

47 Aston Road

WATERLOOVILLE, PO7 7XJ

realest

TO LET

Detached Industrial Unit/Warehouse

Established Industrial/Trade Area

Well Located – Close to A3M and A27

9,122 ft² (847 m²)

Description

The property comprises a modern detached steel portal frame warehouse of brick and blockwork construction. There are two roller shutter doors, modern, bright offices and workshop space and a storage mezzanine. The roof has been overclad and approximately 22 years of warranty remain. There is parking for 15 cars with further parking at the side of the building. The building has 50Kva of solar panels.

The property is being refurbished.

Specification

- 6.45m eaves
- 2.47m to underside of mezzanine
- 180 KVA electric supply
- 50 KVA solar panels
- Ground floor industrial unit with first floor offices and workshop space
- Double glazed windows and pedestrian doors
- Ample car parking
- 2 x up and over roller shutter doors one on the north facing elevation 4m w x 3.22m h, one on the east facing elevation 1.71m w x 2.56m h
- LED warehouse lighting
- Ground floor WCs
- EPC Rating – TBC



Floor Area	Sq Ft	Sq M
Warehouse/Industrial, Reception, Undercroft, & Ancillary Areas including Cloakrooms	5,848	543
First Floor Offices and Mezzanine	3,276	304
TOTAL (GIA)	**9,122**	**847**





Warehouse





First floor offices and workspace





First floor workspace and kitchen





First floor offices

Location

Less than 1.5 miles from Havant's junction with the A3M and 3.5 miles from the A27, the property is well accessed with onward connection west onto the M27 (via the A27) within 5 miles. The property benefits from excellent road communications providing direct access to London, Portsmouth and Southampton and onwards to the London and the M25.

Aston Road is an established industrial area accessed via Hambledon Road. 47 is a corner plot with good visibility from traffic in all directions. The estate is multi let trade and Industrial. Occupiers on the estate include City Plumbing, RM Toys, Circuit Supply and Topline Windows and Conservatories.

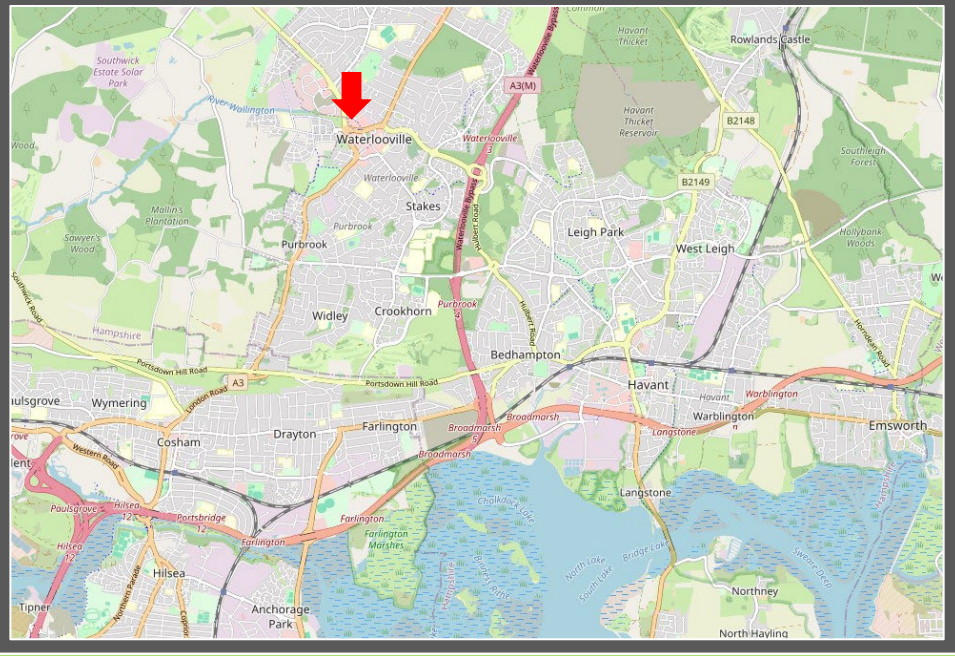
Terms

The property is available on a new fully repairing and insuring lease at an initial rental of £89,000 per annum exclusive.

Business Rates

The rateable value of the property from April 2023 is £49,750. All enquiries to Havant Borough Council.

Destinations	Miles
Portsmouth	8
Chichester	16
Southampton	24
Port of Portsmouth	9
Port of Southampton	25
Southampton International Airport	21
Central London	69



47 Aston Road, Waterlooville **SAT NAV: PO7 7XJ**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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