

TO LET
INDUSTRIAL / WAREHOUSING
/ TRADE COUNTER UNITS

**PRELETS AVAILABLE
FOR EMPLOYMENT USE**

WATERLOO PARK

SILVERTHORNE WAY,
WATERLOOVILLE, PO7 7XY

Up to 155,000 Sq Ft
(14,400 Sq M)



www.hargreaves.co.uk



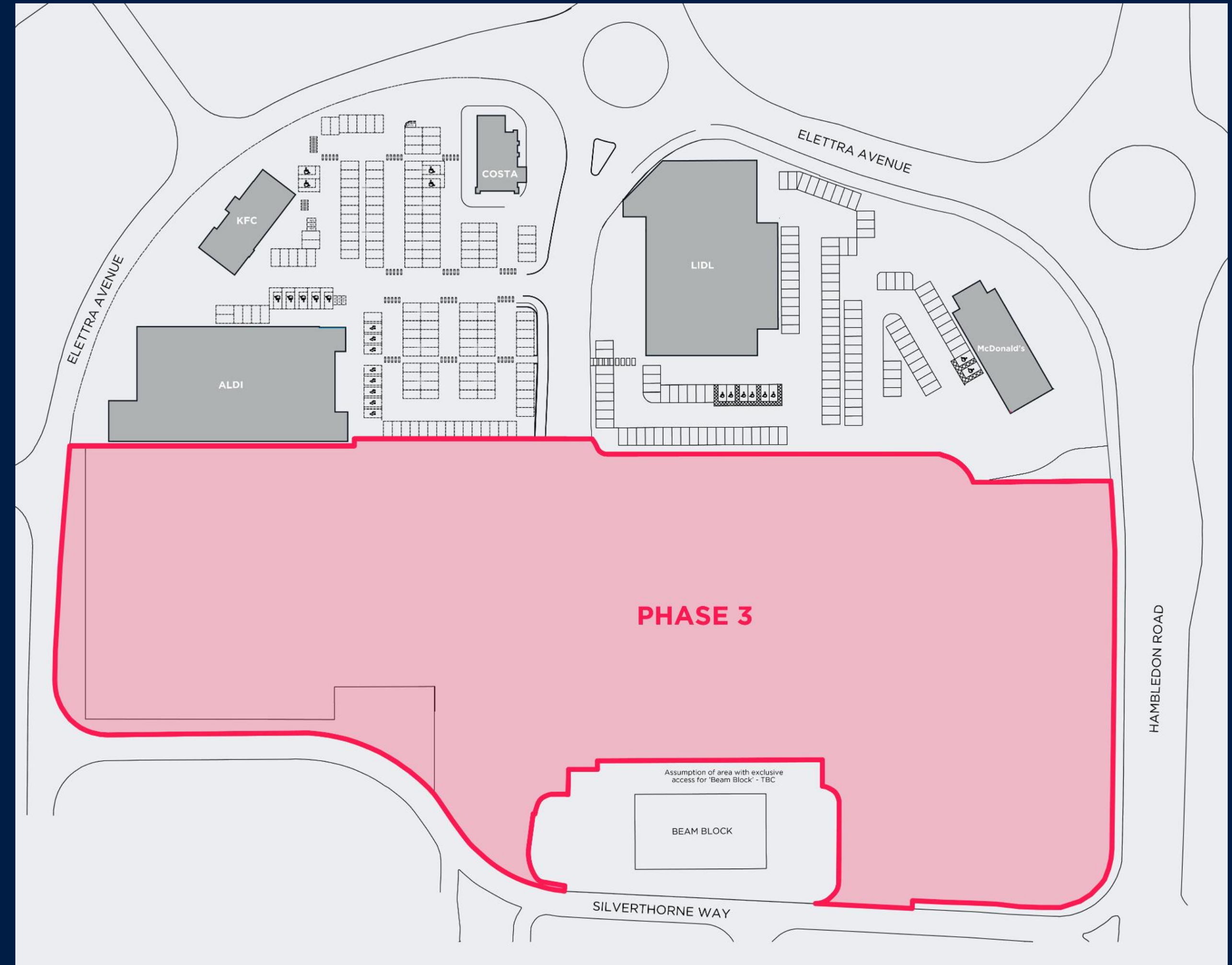
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PROPERTY DETAILS

Phase III comprises approximately 7 acres and benefits from prominence on the main Hambleden Road as well as two existing access points from Silverthorne Way and a newly granted access point from Elettra Avenue.

Following the Outline Planning granted for the development of the site under Planning Application APP/24/00777 for commercial development of the site. The landlord can now progress Detailed Planning consent for an agreed specification of a Unit for occupiers and subject to an agreement for lease, will develop units for an incoming tenant, which can include a secure yard / loading area and allocated car parking.

Waterloo Park is now 50% developed, tenants include Lidl, Aldi, McDonalds, Costa Coffee and KFC.



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PROPERTY
LOCATION

The site has its own access directly from Silverthorne Way, which in turn is accessed off the main Hambleden Road running through Waterlooville. Access to the A3(M) is within 2 miles, providing easy access south to Portsmouth and north to the M25 and London beyond.

DRIVE TIMES		
	Miles	Time
A3(M) (JUNCTION 3)	2	5 MINS
M27 (JUNCTION 3)	6	8 MINS
PORTSMOUTH CITY CENTRE	10	20 MINS
PORTSMOUTH INTERNATIONAL PORT	11	20 MINS
SOUTHAMPTON	24	30 MINS
SOUTHAMPTON AIRPORT	20	25 MINS
LONDON	73	1 HR 30 MINS
GATWICK AIRPORT	52	1 HR 10 MINS
HEATHROW AIRPORT	62	1 HR 15 MINS

 SAT NAV: PO7 7XY
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FURTHER INFORMATION

TERMS: Prelets available, further information available on request.

ACCOMMODATION: All unit size requirements will be considered, with occupiers invited to confirm operational requirements for the landlords consideration.

RENT: Depending on building specification.

VAT: VAT is applicable.

AGENT DETAILS



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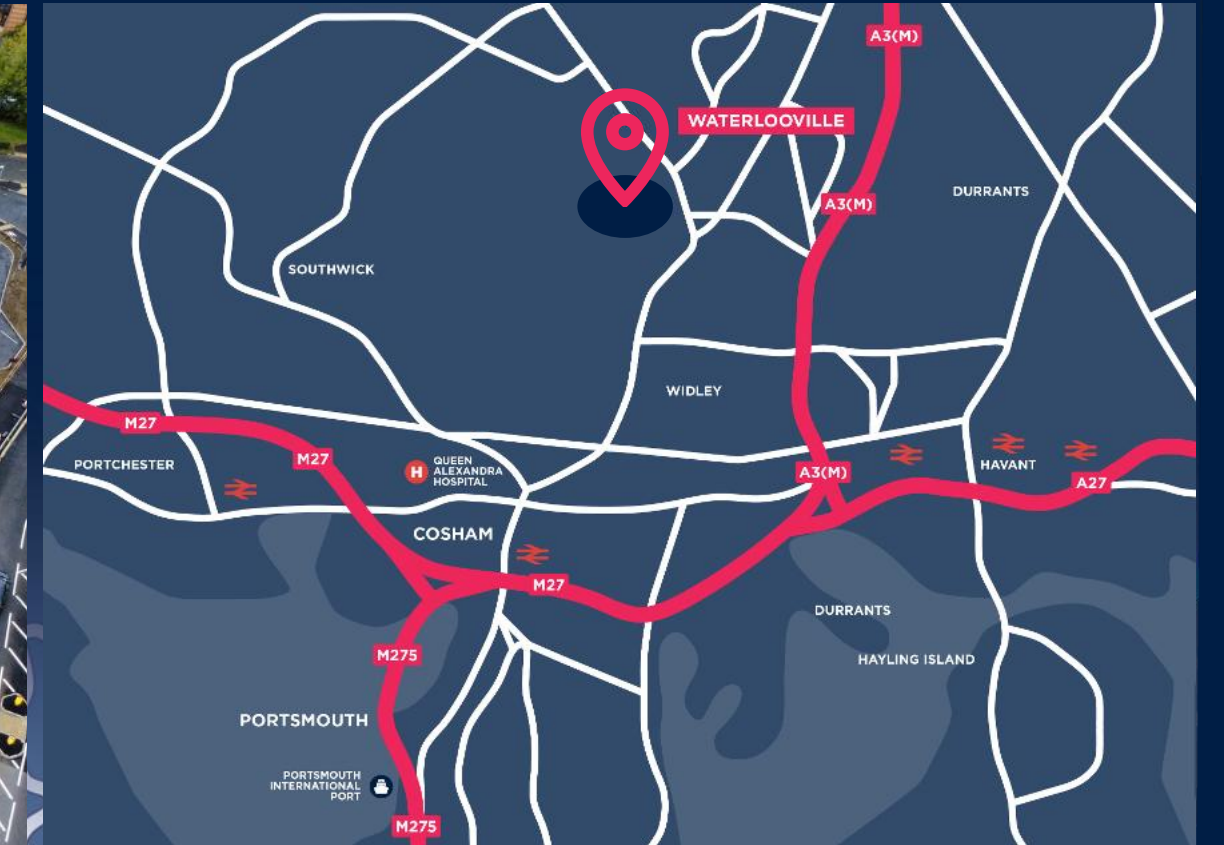


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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:



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hargreaves.co.uk