HOLLOWAY ILIFFE & MITCHELL

Industrial, Warehouse

FOR SALE



8 Stratfield Park, Elettra Avenue, Waterlooville, PO7 7XN

MID-TERRACE INDUSTRIAL/ BUSINESS UNIT WITH FIRST FLOOR OFFICE ACCOMODATION AND ALLOCATED PARKING - FOR SALE

Summary

Tenure	For Sale
Available Size	3,096 sq ft / 287.63 sq m
Price	£480,000
Rateable Value	£31,250
EPC Rating	C (56)

Key Points

- For Sale
- First Floor Office Space
- Easy Access to A3(M)
- Available for Occupation November 2026
- Shutter Access
- x8 Allocated Parking Spaces
- Loading - 3m (w) x 2.4 m (h)

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Description

The property comprises a two storey mid-terrace industrial / business unit with part profile clad part brick elevations under a pitched roof. The unit has a workshop at ground floor level and first floor offices currently used as storage, boardroom and office space. There is a ground floor kitchen with WC (DDA), and first floor bathroom with shower. The premises has vehicular access via a roller shutter to the front elevation and benefits from allocated parking for 8 cars.

The property is available for occupation in November 2026

Location

8 Stratfield Park is located in Waterlooville a growing town approximately 6 miles north east of Portsmouth a major regional port and hub for commercial activity which forms part of the south coast conurbation. The property is situated approximately half a mile north west of Waterlooville town centre and approximately 1.5 miles from the A3(M), which in turn provides direct access to the M27.

The local road network provides convenient access to London, Guildford, Chichester, Portsmouth and Southampton. The development is well served by public transport with a number of bus stops within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,548	143.81	Available
1st	1,548	143.81	Available
Total	**3,096**	**287.62**	

Specification

- Concrete ground floor
- Loading - 3m (w) x 2.4 m (h)
- 3-phase Electricity
- 2.7 min eaves
- x8 parking spaces
- Gas central heating
- Kitchen
- DDA WC / GF WC
- 1st floor Bathroom + Shower

Terms

Freehold sale with vacant possession - £480,000

* Available for occupancy from November 2026

Business Rates

£31,250 - Source: VOA

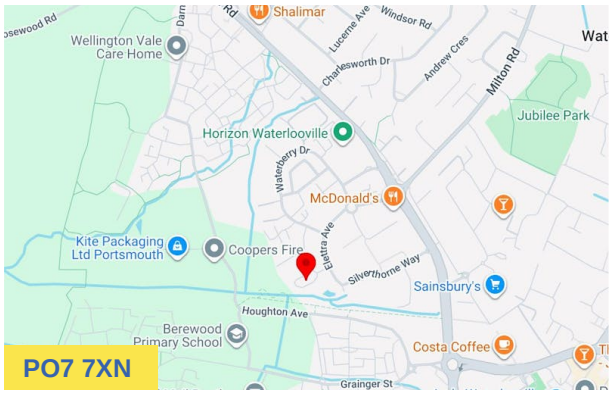
You are advised to speak with the local authority on matters relating to business rates.

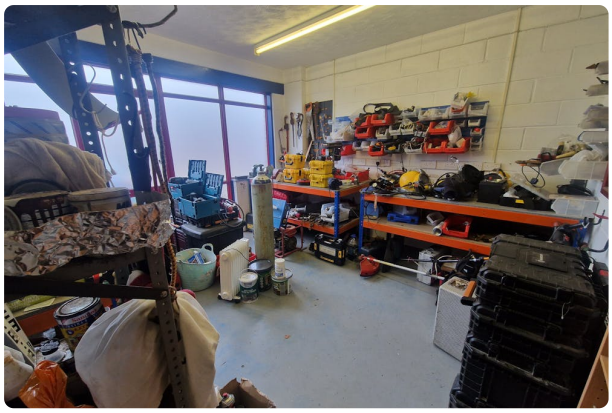
Other Costs

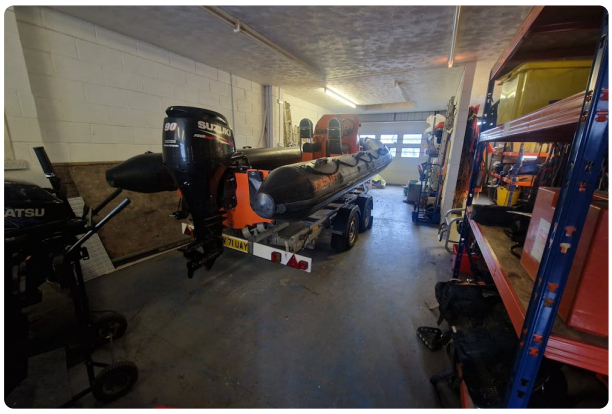
Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

Unless otherwise stated all prices are exclusive of VAT

VAT - it is understood the property is NOT elected for VAT







Viewing & Further Information

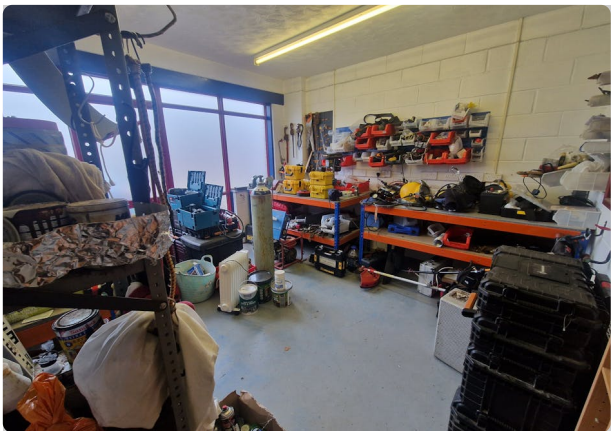
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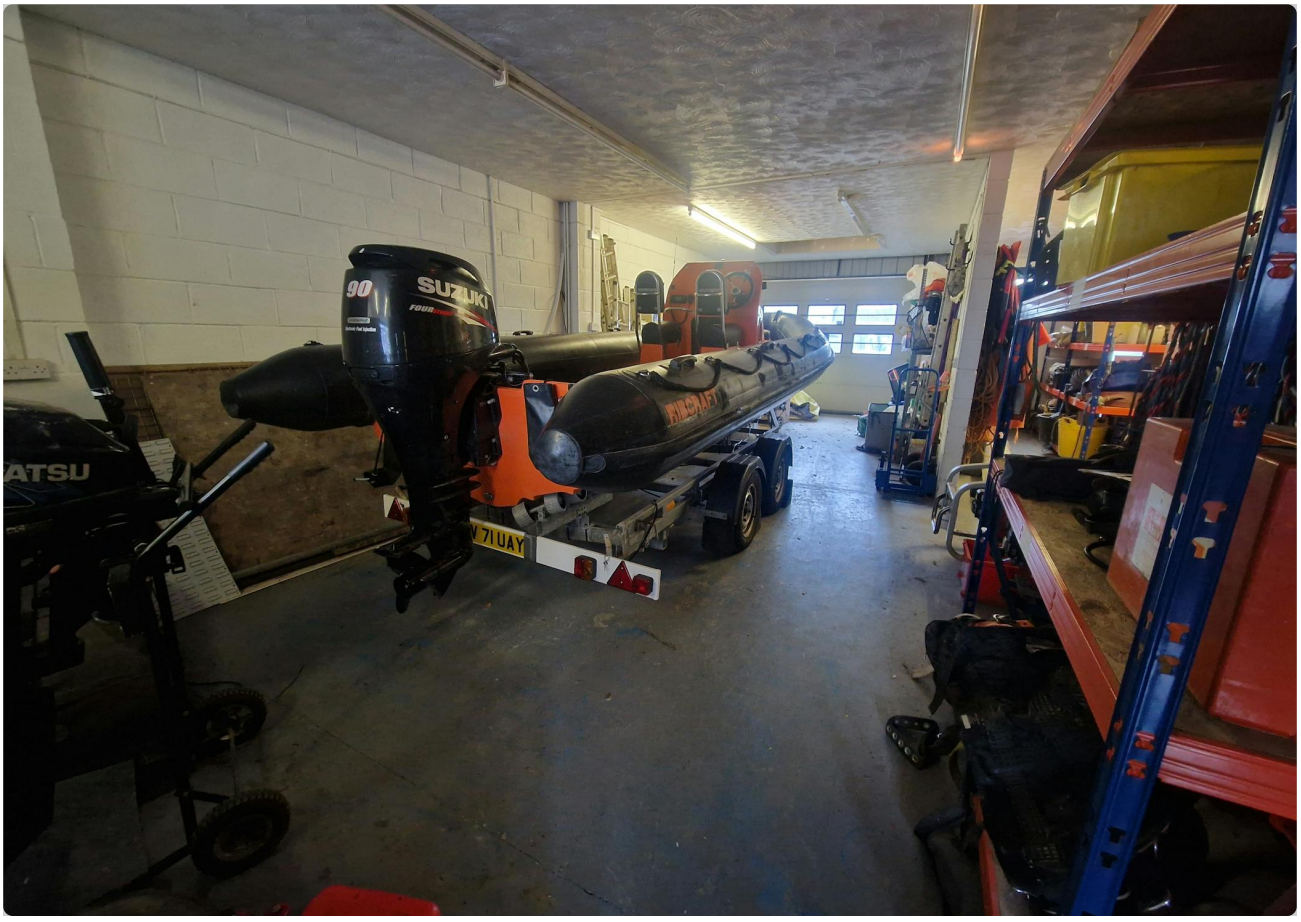
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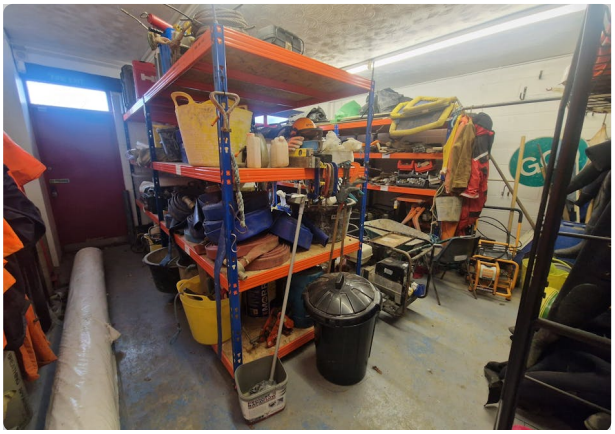
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