

# GROUND FLOOR UNIT D WELLINGTON GATE WATERLOOVILLE PO7 7XY



## MODERN OPEN PLAN OFFICE TO LET



### KEY FEATURES

- Suitable for office, R&D, light assembly, storage uses.
- Extensive car parking.
- Courtyard setting and landscaped grounds.

7,500 sq.ft (697 sq.m) Gross Internal Area

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## LOCATION

Wellington Gate occupies a prominent position on the Brambles Business Park located west of Waterlooville Town Centre accessed off the main Hambleton Road. A dual carriageway link connects the site with the A3(M) at Junction 2 which provides excellent road communications to the major South coast conurbations and London/M25 via Guildford and the Hindhead Tunnel.

Waterlooville is undergoing significant development activity being the MDA for Havant Borough which incorporates some 3,000 new homes at Berewood, increased employment and retail provision and a new Sainsburys Foodstore.



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## DESCRIPTION

Set within a prestigious two storey campus style building, in a landscaped courtyard, with separate reception areas and service cores to allow maximum flexibility of unit sizes. Each service core has a passenger lift together with male and female toilets including provision for the disabled.

At ground floor level, the 4m clear ceiling height offers high technology manufacturing, warehousing or test facility space with good natural lighting. The office suite is predominantly fitted to an office specification.

Other occupiers in the building including Cougar Automation on the first floor and Clockaudio in Unit C and Serco in Unit A.

## TENURE

Leasehold.

## TERMS

The premises is available on a new lease with terms to be agreed.

## RENT

£80,000 per annum exclusive of VAT, service charge, rates and buildings insurance.

## SCHEDULE OF AREAS (APPROX. GIA)

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Offices	7,500	697

## EPC

To be assessed.

## SERVICE CHARGE

Service charge £14,258 per annum exclusive for current financial year. Details are to be confirmed for the communal running cost of the building and estate.

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £71,500. However, we would advise an interested party to confirm the accuracy of this information.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**  
**March 2019**

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