

To Let

Unit C2 Hazleton Interchange, Hazleton Interchange, Lakesmere Road, Horndean, Waterlooville, Hampshire, PO8 9JU

3,174 sq ft (294.87 sq m) GIA

- Newly Refurbished
- Min eaves 4.2m
- 1x ground level loading door
- 5 allocated parking spaces
- 3 phase power



Location

The property is located on the well established Hazleton Interchange which is accessed from Junction 2 of the A3(M) via Dell Piece West and Lakesmere Road. The estate benefits from excellent road links being 1/2 mile from the A3(M) which in turn connects to the A27/M27 south coast motorway.

Specification

The unit is a modern industrial warehouse and comprises of steel portal frame construction with profile metal sheet clad elevations beneath pitched profile metal sheet covered roofs.

The unit has one ground level loading doors which is 3.73m wide and 3.59m high. The unit benefits from an reception room, WCs and a kitchenette.

3 phase power, 5 allocated parking spaces and a loading yard area.

Description

Amenities

- 4.2m to eaves
- 3 phase power supply
- 1 x ground level loading door (3.73m width x 3.59m high)
- Concrete floor
- Strip lighting
- WCs
- First floor office
- Kitchenette

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

Unit	sq ft	sq m
Warehouse	3,174	294.96
Total	3,174	294.96

Legal Costs

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

Terms

The unit is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Viewings

Strictly through joint sole agents JLL and Vail Williams

EPC

This property has been graded as 97 D.

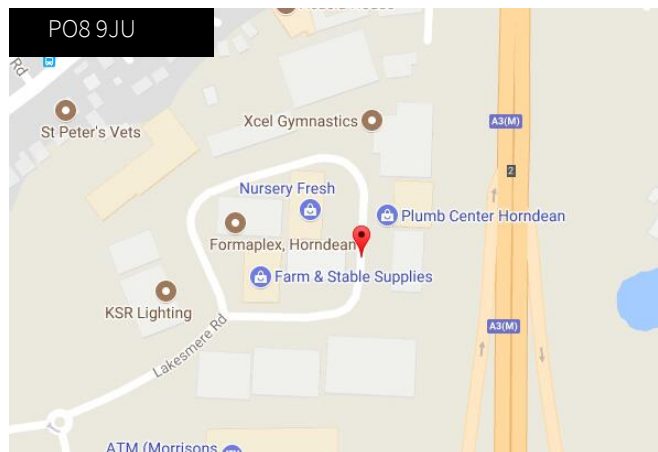
Rent

£9.25 per sq ft

Business Rates

Rates Payable (2017/2018): £10,418

(based upon Rateable Value: £21,750 and UBR: 47.9p)



Contacts

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