

INDUSTRIAL UNIT TO LET

UNIT 5

JUBILEE BUSINESS CENTRE

48D ASTON ROAD

WATERLOOVILLE

PO7 7XD

613 SQ FT (57 SQ M)



LOCATION

The property is located in Waterlooville a small market town approximately 8 miles north of Portsmouth.

Waterlooville benefits from good transport communications with the M27 corridor and A3(M) a short drive away.

The premises are situated in the established Aston Road Industrial Estate to the north of Sainsbury's and the Wellington Retail Park.

Other occupants on the estate include engineering, vehicular repair garages, glazing companies, sports clubs, a café and dog grooming centre.

ACCOMMODATION

The premise is a ground floor light industrial unit with an electric roller shutter for loading only.

The premises are accessed through a shared entrance lobby with Victory Orthotics Limited and Dog Grooming Boutique.

The property has the following approximate areas:

		SQ FT	SQ M
Ground Floor	GIA	613	57

WC and partitioned reception area

TERMS

We are instructed to arrange a new full repairing and insuring Lease for a term to be agreed at a commencing rent of £6,000 pax.



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations.

PLANNING

The premises are currently let as a dog care and training facility unit. However, we understand the premises fall within Class B1. Alternative uses maybe suitable subject to the relevant consents.

LEGAL COSTS

The prospective tenant may be required to contribute to the costs incurred in this transaction.

VIEWING

All arrangements to view must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

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GARNER WOOD

Tel: 023 9262 9000

Particulars

- **Light Industrial Unit (Class B1)**
- **613 SQ FT (57 SQ M)**
- **RENT: £6,000 PAX**
- **EPC: C (53)**
- **RATEABLE VALUE: £5,000 SOURCE: VOA (04/2010)**
- **ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED).**
- **SERVICES PLANT EQUIPMENT AND FIXTURES NOT TESTED.**

Energy Performance Certificate

Non-Domestic Building



5, Jubilee Business Centre
Aston Road
WATERLOOVILLE
PO7 7XD

Certificate Reference Number:
0930-1997-0346-1750-6044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 65
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 81.99

Benchmarks

Buildings similar to this
one could have ratings as
follows:

23

If newly built

66

If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Garner Wood have a highly qualified professional team with great depth of experience in the property market.

We offer a comprehensive professional service and our main activities include:

- 📄 **Agency**
 - Retail Property
 - Business Space
 - Industrial Units
 - Hotels & Guest Houses
 - Investment Property
 - Business Broking
- 📄 **Professional**
 - Valuation Reports
 - Rent Reviews
 - Lease Renewals
 - Rating Advice
 - Compensation
 - Development & Planning
- 📄 **Management**
 - Commercial & Residential
 - Residential Lettings