



Detached Industrial Headquarters Building

Tileasy House

Waterberry Drive, Waterloo, PO7 7UW

Industrial / Warehouse

TO LET

34,408 sq ft

(3,196.61 sq m)

- Headquarters building
- Established commercial location
- Warehouse/Production area, two storey office and canteen
- 135 car parking spaces (with extant planning consent to extend to 160 spaces)

Tileasy House, Waterberry Drive, PO7 7UW

Summary

Available Size	34,408 sq ft
EPC Rating	C (71)

Location

Tileasy House is located in Waterberry Drive, Waterlooville, approximately 1.3 miles from the centre of Waterlooville, 6 miles north of Portsmouth, 20 miles east of Southampton and 38 miles south west of Guildford.

Waterlooville is strategically located next to the A3, A27 and the M27, providing good communication links. Southampton international airport is located approximately 20 miles east and Heathrow airport is situated 56 miles to the north.

Description

A modern detached industrial unit constructed in the mid 1990's of steel portal frame with elevations of brick and steel profile cladding and an internally lined steel clad roof with natural lighting panels.

Internally, at the front of the building there is a welcoming atria leading to the meeting rooms, an original two storey office and canteen area. The south end of the main building is a full height production area which includes lighting, hot air blowers and two loading doors. In the north west corner of the production area there is a mezzanine with a solid floor.

The north end of the building is an extension that was added in 1998. It is of similar construction with a steel portal frame but has been fitted out as an office internally with a fully suspended ceiling, air conditioning, recessed lighting, heating and carpets.

The site is 2.46 acres with 135 on site parking spaces (1:260 sq.ft ratio) and a low site coverage of just 31%. There is an extant planning consent to extend the parking provisions to 160 spaces.

There is a sprinkler system with tank situated at the southern end of the site.

Accommodation

The accommodation comprise the following

Floor / Unit	Size (sq ft)	Size (sq m)	Status
G (Ground Floor Warehouse)	19,973	1,855.55	Available
1st (First Floor Offices)	2,081	193.33	Available
G (Ground Floor Offices)	12,354	1,147.72	Available

Legal Costs

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

Terms

Available on a full repairing and insuring lease on terms to be agreed.



Viewing & Further Information

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