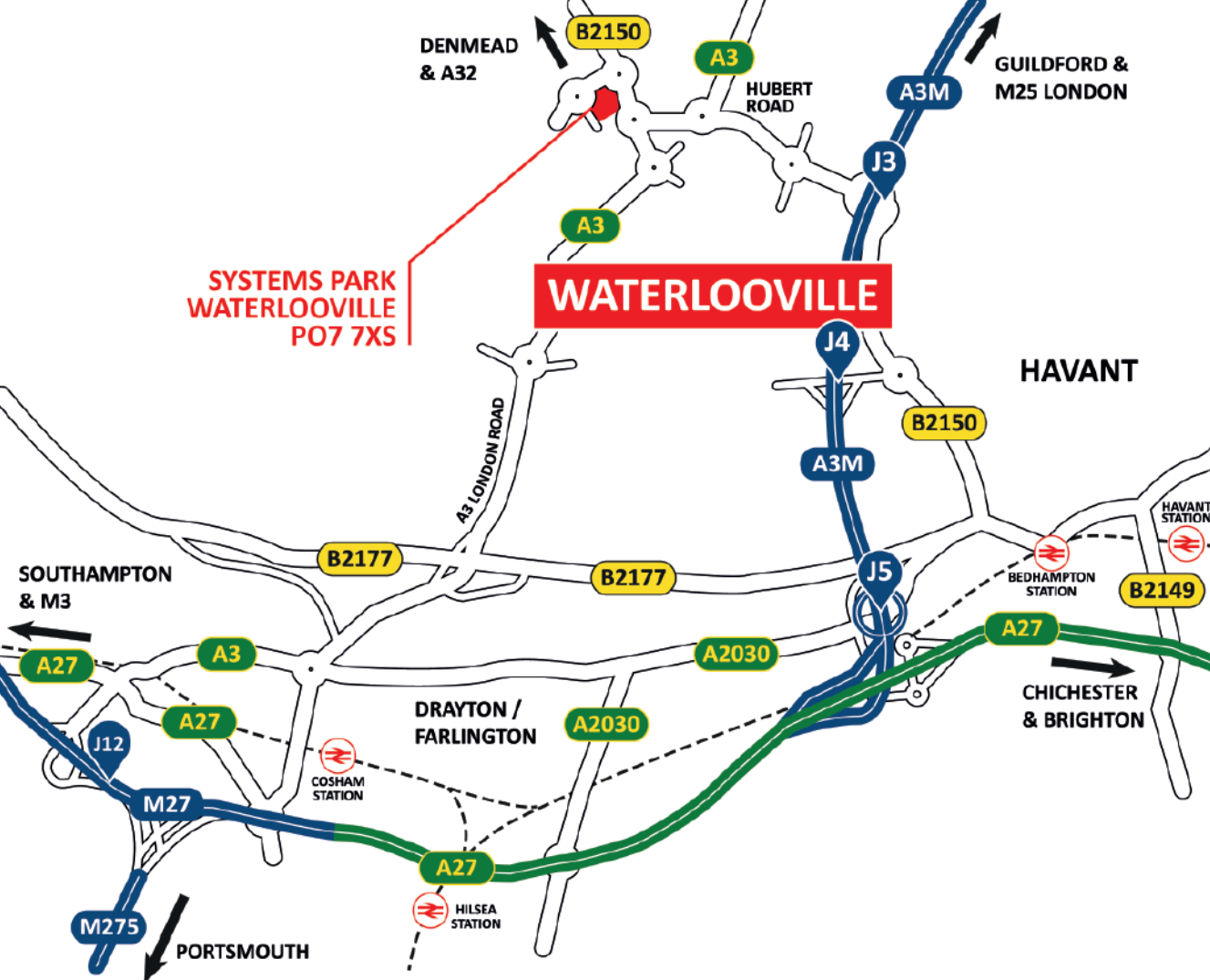


FOR SALE

STRATEGIC MIXED USE REDEVELOPMENT OPPORTUNITY at Systems Park, Elettra Avenue, Waterloo.





The Opportunity

This site represents an opportunity to purchase an area of key redevelopment importance in Waterloooville. Immediately adjacent the Winchester Major Development Area (MDA), which is currently allocated for in excess of 2,000 houses, and with further residential development to the North, the site is set to become encompassed in the planned extension of the conurbation. In addition, Waterloooville's retail parks lie nearby, to the East, and the town centre sits some 500m to the South East.

The 'E Block' building, in the centre of the site, is currently the subject of a sale and leaseback agreement which see's BAE Systems retained as an occupying tenant until 2018. Further information of this agreement is available upon request

Location

Postcode: PO7 7XS

The site is located within the Heart of the Waterloooville's business district in Hampshire. An historic market town, Waterloooville is very conveniently located close to the A3 (M), the main motorway between London and Portsmouth. The mainline train station of Havant is a short 15 minute journey from Systems Park, allowing easy access into London and beyond. Southampton's International Airport is approximately 40 minutes away, offering excellent European and international links, whilst Heathrow is about a one hour journey.

The Site

At present, the approx. 12.5 acre site provides a mixture of lab/ high tech and office accommodation, totalling some 260,000 sq.ft. Mostly vacant, a schedule of existing accommodation and title information is available upon request.





Occupier Interest

At present there are a number of interested occupiers for various parts of the site, which could form part of a redevelopment scheme. A schedule of interest is available from the joint agents upon request.

Availability

Interested parties are invited to submit proposals for the freehold purchase of the site as a whole. Consideration will be given to conditional and unconditional proposals, either from a sole bidder or as part of a collaboration or joint venture.

Planning

At present, planning permission exists for a mixed use redevelopment, the details of which are available upon request, or from the local council planning portal, under reference APP/12/00652. Planning permission has been granted for a mixed use redevelopment scheme which briefly comprises; a 10,000 sq.ft car showroom building, a 60 bed hotel, a 6,500 sq.ft pub/restaurant building, a 2,500 sq.ft drive-thru restaurant and over 90,000 sq.ft of B2/B8 Commercial / industrial space.



Major Development Area

TOWN CENTRE

Further information

Further information is available from the Joint agents, shown below. The site can be viewed externally, however, given the secure nature of the site, parties are asked to register their interest with the joint agents prior to undertaking any site inspection or viewings beyond that of a 'drive-by'.

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