

FOR SALE / TO LET



HOLLOWAY ILIFFE & MITCHELL

INDUSTRIAL UNIT

12,128 Sq Ft (1,126.69 Sq M)

Unit 3

Aysgarth Road

Waterlooville

Hampshire

SATNAV PO7 7UG



- Secure Yard
- Separate Workshop & Stores
- Ground & First Floor Offices
- Detached Building



SCAN

TO REGISTER FOR PROPERTY ALERTS
OR VISIT www.tinyurl.com/propalert

023 9237 7800

10 Acorn Business Park, Northarbour Road, Portsmouth PO6 3TH

hi-m.co.uk

Commercial Estate Agency > Property Management > Valuations > Development Advice
Rating > Investment Advice > Building Surveys > Arbitration > Rent Review / Lease Renewal

LOCATION

Aysgarth Road forms part of the older industrial estate to the south of Waterloooville town centre, situated off Hambledon Road. The A3(m) is approximately 3 miles from the premises, with the town centre and A3 being within close proximity.

The subject unit is situated at the entrance of Aysgarth Road on the northern side.

DESCRIPTION

The property comprises a detached single storey factory unit with an attached two storey office block constructed in the 1960's.

The factory is constructed maily of brick under a steel trussed roof clad with corrugated asbestos. The office block is of brick construction under a flat roof.

ACCOMMODATION

Reception / Office	85 sq.m.	915 sq.ft.
First Floor	85 sq.m.	915 sq.ft.

Main workshop	710 sq.m.	7,641 sq.ft.
Side workshop	247 sq.m.	2,657 sq.ft.

Total Gross Internal Area	1,127 sq.m.	12,128 sq.ft.
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RATES

Rateable Value: £39,750.

Uniform Business Rates Payable per annum:
£18,722.25

Source: VOA Website

Prospective occupiers must clarify rates payable directly with the local authority.

TERMS

Freehold price on application

Alternatively the premises are available on a new full repairing and insuring lease, subject to 3 year rent reviews at a rent of £42,500 per annum exclusive.

OTHER COSTS

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

EPC

Energy Performance Certificate

Non-Domestic Building

HM Government

Unit 3
Aysgarth Road
WATERLOOVILLE
PO7 7UG

Certificate Reference Number:
9600-3038-0574-0000-0025

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+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100 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): 1077
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 50.04

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
61 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.

LOCATION PLAN



VIEWING

Strictly by appointment
with sole agents

Stuart Mitchell
Holloway Iliffe & Mitchell
T 023 9237 7800
E stuart@hi-m.co.uk



RICS

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property
professionalism
worldwide



As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806). In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply.