



Appendix IV

11 St. Georges Walk
Waterlooville
Hampshire PO7 7TU

PROPERTY PARTICULARS



**HOLLOWAY
ILIFFE &
MITCHELL**
023 9237 7800

10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH

www.hi-m.co.uk

TO LET

DETACHED OFFICE BUILDING WITH CAR PARKING

170.37 sq.m / 1,834 sq.ft



**11 ST. GEORGE'S WALK
HAMBLEDON ROAD
WATERLOOVILLE
HAMPSHIRE PO7 7TU**



To receive regular updates by email or to change your property requirements, please e-mail info@hi-m.co.uk

E-brochure: www.tinyurl.com/hollowayiliffemitchell

11 St George's Walk Hambledon Road Waterlooville**LOCATION**

St. George's walk forms part of Hambledon Road which leads from the Waterlooville pedestrianised shopping precinct to the Inner Relief road. Immediately to the rear of the premises is the Asda supermarket.

DESCRIPTION

The property comprises a detached office building over three floors with 9 car parking spaces to front and rear. The property has the benefit of all modern facilities, heating, lighting, carpets and intruder alarm.

ACCOMMODATION**Ground floor main office**

4 rooms comprising	47.19 sq.m / 508 sq.ft
Single store extension with single office	9.94 sq.m / 107 sq.ft
Kitchen	5.57 sq.m / 60 sq ft
Ladies & Gents Cloakrooms	
Access to rear car park	

First Floor 4 separate offices totalling 56.67 sq.m / 610 sq.ft

Second floor Open plan storage/ office 51.00 sq.m / 549 sq.ft

RATES

You are advised to make your own enquiries in this regard to Havant Borough Council or visit www.voa.gov.uk. Our enquiries indicate a rateable value of £10,500.

TERMS

Available on a new lease is for a term to be agreed.

RENT

£18,500 per annum exclusive of rates.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint agents
Holloway Iliffe & Mitchell & Hughes Ellard;



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.commercialleasecodeofpractice.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. Please bear in mind however that variations may effect the level of rent proposed.

April 13



Appendix V

11 St. Georges Walk
Waterlooville
Hampshire PO7 7TU

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Search Results

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WATERLOOVILLE

Detached office building with parking for 9 cars. The property has the benefit of heating, lighting, carpets and intruder alarm.

Rent: £18,500 pax

TO LET

170.37 sq.m / 1,834 sq.ft

- **Status : Available**
- **Ref : 11 St. George's Walk, Waterloooville, Hampshire, PO7 7RD**

 [Click here to download PDF containing the details of this property](#)

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Holloway Iliffe & Mitchell
10 Acom Business Park, Northarbour Road
Portsmouth, Hampshire
PO6 3TH

T: 023 9237 7800 F: 023 9237 7801 E: info@h-i-m.co.uk

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Appendix VI

11 St. Georges Walk
Waterlooville
Hampshire PO7 7LU

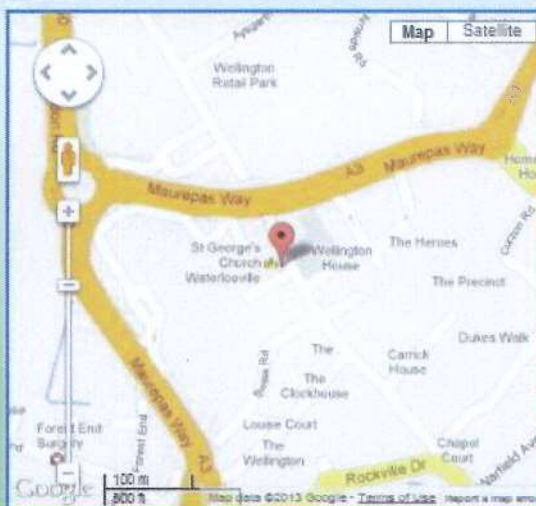
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11 St. Georges Walk, Waterlooville, Hampshire



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Conferences

The Residential Summit 2013

10th April 2013
The Law Society,
Chancery Lane
London, UK

235+67.pdf

Property Type	Offices - Office
Tenure	To Let
Rent	£18500.00 / Annum
Size	1834 sq ft
Price	-
Location	11 St. Georges Walk Waterlooville Hampshire PO7 7TU
Details	Detached office building with parking for 9 cars. The property has the benefit of heating, lighting, carpets and intruder alarm. (Agency Pilot Software Ref: 87)

Marketed by

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**HOLLOWAY
ILIFFE &
MITCHELL**
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Appendix VII

11 St. Georges Walk
Waterlooville
Hampshire PO7 7LU

Office Space To Rent

Address: 11 St. Georges Walk, Waterlooville, Hampshire, PO7 7TU
Size: 170.36 Sq M (1,834 Sq Ft)
Rent PAH: £18,500

Contact: Tim Holloway
Agent: Holloway Iliffe Mitchell

...Information supplied by Property Pilot

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Appendix VIII

11 St. Georges Walk
Waterlooville
Hampshire PO7 7JU



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Ref: 238+67

Address: 11 St. Georges Walk
Waterlooville
Hampshire
PO7 7TU

Unit Type: Office

Size: 1834 Sqft
170 Sqm

Tenure: Leasehold £18,500 Per Annum



Description:

Detached office building with parking for 9 cars. The property has the benefit of heating, lighting, carpets and intruder alarm.

Contact Details:

Holloway Iliffe & Mitchell
Tel: 023 9237 7800
Tom Holloway
tom@hi-m.co.uk
www.hi-m.co.uk



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Appendix IX

11 St. Georges Walk
Waterlooville
Hampshire PO7 7JU

INVEST IN PORTSMOUTH

East Hampshire, Fareham, Gosport, Havant

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Your Shortlist

11 St George's Walk, Hambledon Road, PO7 7TU
170 sq m (approx 1,828 sq ft) Detached office building



Location

St George's walk forms part of Hambledon Road which leads from the Waterlooville pedestrianised shopping precinct to the Inner Relief road.

Attract this Property

The property comprises a detached office building over three floors with 11 car parking spaces in the front and rear. The property has the benefit of all modern facilities, heating, lighting, carpets and intruder alarm.

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal area:-

GROUND FLOOR MAIN OFFICE

4 rooms - 47.19 sq m - 508 sq ft
Single storey extension with single office - 9.94 sq m - 107 sq ft
Kitchen - 5.67 sq m - 60 sq ft
Ladies & gents cloakroom
Access to rear car park

FIRST FLOOR

4 separate offices totalling - 58.67 sq m - 630 sq ft

SECOND FLOOR

Open plan storage/office - 51 sq m - 548 sq ft

Total Approximate Net Internal Area - 170.37 sq m - 1834 sq ft

Rent and terms

£250,000 freehold guideprice.

Rateable value

£11,000

CONTACT US

Can't find something?

Contact the inward investment team.

+44 (0)23 9284 1074

info@investinportsmouth.co.uk

CONTACT

023 9237 7800

**HOLLOWAY
ILIFFE &
MITCHELL**

www.hi-m.co.uk

Holloway Iliffe & Mitchell

023 62 277800

derek@hi-m.co.uk

Hughes Ellard

hughesellard.com

01329 220033

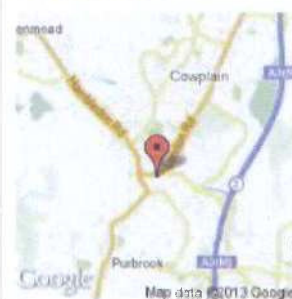
Hughes Ellard (Fareham)

01329 220033

marp@hughesellard.com

www.hughesellard.com

LOCATION





Appendix X

11 St. Georges Walk
Waterlooville
Hampshire PO7 7TU

INVEST IN SOUTHAMPTON

Eastleigh, New Forest, Test Valley, Winchester



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11 St George's Walk, Hambledon Road, PO7 7TU
170 sq m (approx 1,828 sq ft) Detached office building



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Total Approximate Net Internal Area - 170.37 sq m - 1834 sq ft

Rent and terms

£250,000 freehold guideprice.

Rateable value

£11,000

CONTACT US

Can't find something?

Contact the inward investment team:

+44 (0)23 8083 2918

info@investinsouthampton.co.uk

CONTACT

023 9237 7800



Holloway Illiffe & Mitchell

023 62 377800

orek@hi-m.co.uk

Hughes Ellard

01329 220033

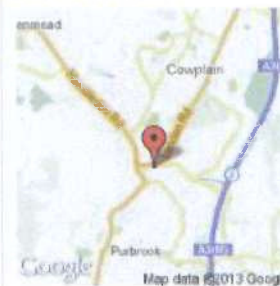
Hughes Ellard (Foreham)

01329 220033

enquiries@hughesellard.com

www.hughesellard.com

LOCATION





Appendix XI

11 St. Georges Walk
Waterlooville
Hampshire PO7 7TU