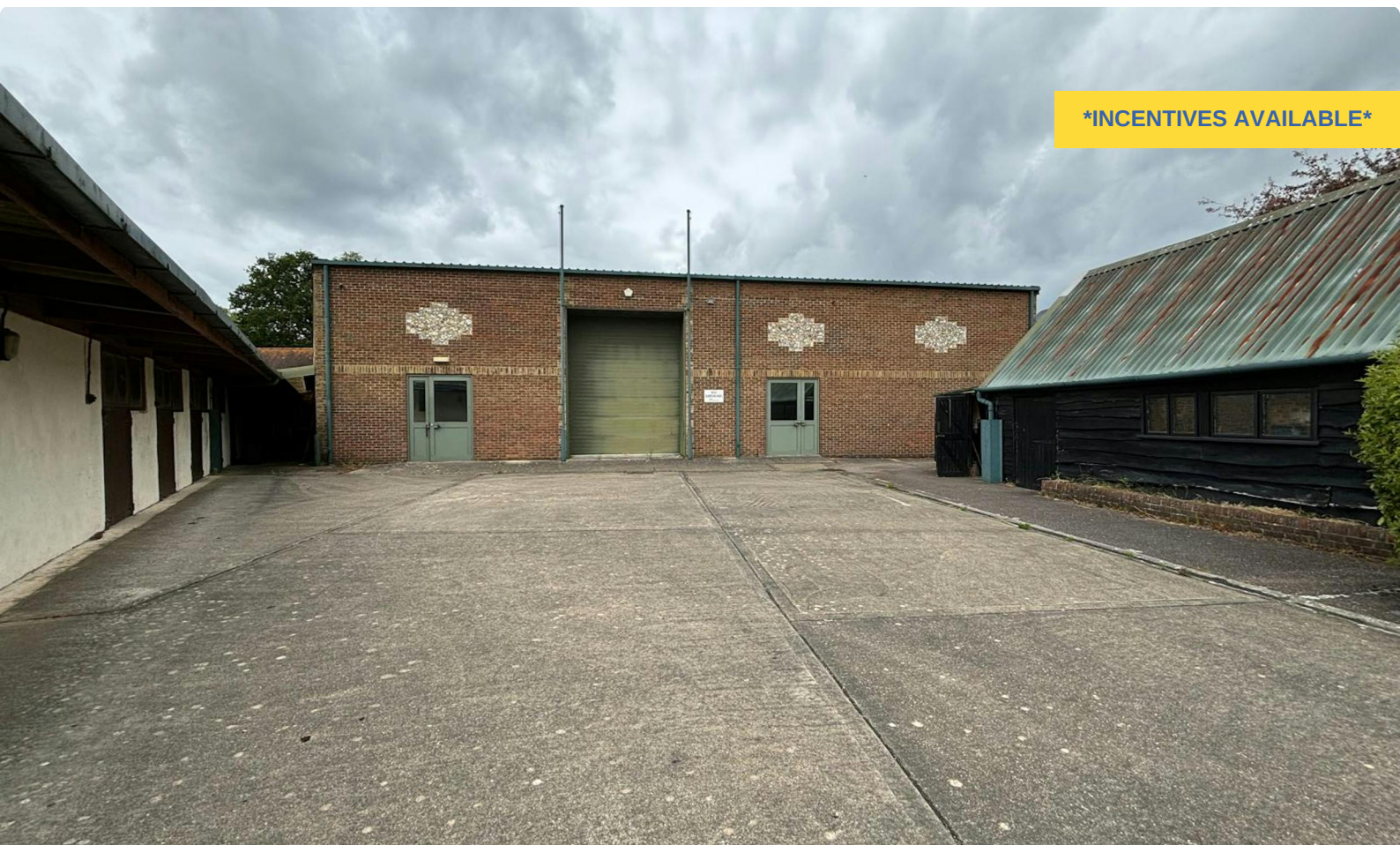


INCENTIVES AVAILABLE



Soake Farm Yard, Soake Road, Waterlooville, PO7 6JA

Self Contained Yard with Warehousing & Offices

Summary

Tenure	To Let
Available Size	958 to 7,922 sq ft / 89 to 735.98 sq m
Rent	Rent on application
Business Rates	To be Reassessed
EPC Rating	Upon enquiry

Key Points

- Self Contained Separate Office, Warehouse & Stores
- Ample Loading & Parking
- EPC - Office C(63) Warehouse D(97)
- Well Located Near Waterlooville
- Versatile Space
- Incentives Available - Info on request

Regulated by



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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Soake Farm Yard, Soake Road, Waterlooville, PO7 6JA

Description

The premises are self contained and benefit from having a seperate single storey office providing office and welfare facilities. There is also a seperate warehouse with full height loading door creating further space for storage and production space with a mezzanine floor providing further useful space. There is also a seperate stable building providing dry storage. All building have access to the secure yard.

This self contained site lends itself to a variety of uses however site restrictions will apply, please enquire for further information.

Location

The subject site is situated just off the Hambledon Road (B2150) with access off Soake Road and opposite the Jewsons Building Materials Yard. Soake Road is situated a short distance to the south east of Denmead and approximately 2 miles to the west of Waterlooville town centre.

The motorway network is approximately 3.5miles to the east with access onto the A3(M) which in turn provides direct access to the M27 to the south and northward towards London and Guildford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Single Storey Office	958	89	Available
Unit - Warehouse	2,786	258.83	Available
Mezzanine - In Warehouse	970	90.12	Available
Building - Stables (Dry Storage)	3,208	298.03	Available
Total	7,922	735.98	

Specification

Warehouse

*LED & Sodium Lighting

*Large Up and Over Loading Door 3.52m (w) x 4.51m (h)

*3 Phase Power

*5.6m to Eaves

Self Contained Concrete Yard

Terms

Available on a new lease for a term to be agreed. Rent on application.

Business Rates

To be reassessed.

You are advised to make your own enquiries in this regard to the local authority before making a comittment to lease.

EPC

Office - C (63)

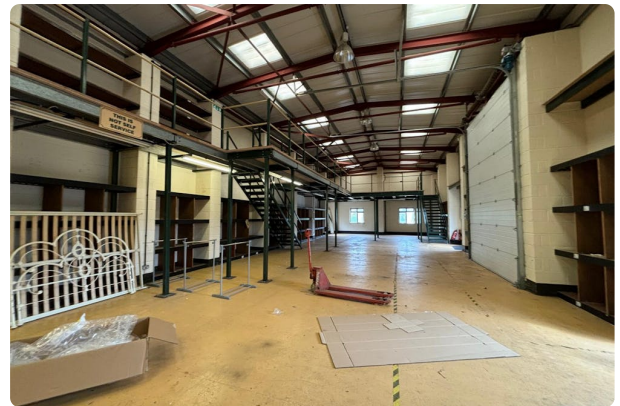
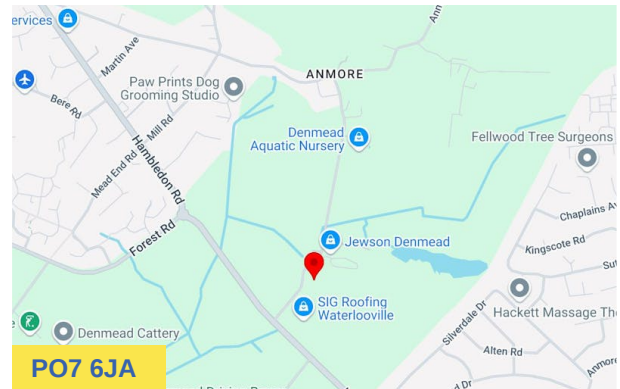
Warehouse - D (97)

Other Costs

Buildings Insurance will be payable by the ingoing tenant

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs & rents are exclusive of VAT.



Viewing & Further Information

Tom Holloway

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