



Unit A & B Wellington Gate, Silverthorne Way, Waterlooville, PO7 7XY

Fully Let Freehold Office / Industrial Investment Producing a Gross Yield of 8.56%

Summary

Tenure	For Sale
Available Size	31,459 sq ft / 2,922.64 sq m
Price	£5,000,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 2 Adjacent Units over Ground & 1st Floors
- Lift Access to First Floor
- Electronically Operated Roller Shutter Door to the Rear Elevations
- Light Industrial, Production, Warehouse & Office Space
- Allocated Parking to Front & Rear Service Yard
- Steel Portal Frame with Curtain Wall Cladding

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Description

The property comprises two adjacent units over ground and first floor, forming part of a larger office / R&D development of four units, constructed, we would estimate, in the early 1980's. The built structure is U shaped and units A & B form half of the structure, excluding external areas.

Each unit benefits from a mix of light industrial, production and warehousing space with ground floor office accommodation and first floor offices. Each unit, and sub-unit has a number of allocated parking spaces located to the front of the property.

Location

The property is located on Silverthorne Way, which forms part of Brambles Farm Business Park, situated 0.5 miles north east of Waterlooville Town Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - A	22,299	2,071.64	Available
Unit - B	9,160	850.99	Available
Total	31,459	2,922.63	

Terms

Freehold available subject to the leases shown in the attached tenancy schedule at £5,000,000.00, this shows a GIY of 8.56%.

Energy Performance Certification

Unit A: D (93)

Unit B Ground Floor: C (75)

Unit B First Floor: C (62)

Business Rates

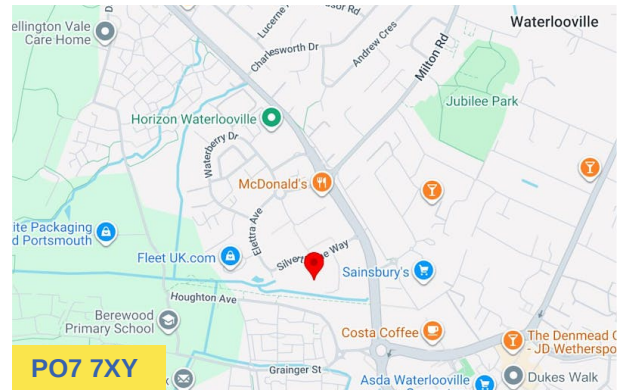
Rateable Values: Unit A £249,000, GF Unit B £58,500, FF Unit B £67,500

You are advised to make your own enquiries in this regard to www.voa.gov.uk

Other Costs

Legal Costs - Each Party to be responsible for their own costs incurred in the transaction

VAT - Unless stated otherwise all costs and prices are exclusive of VAT



Viewing & Further Information

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TENANCY SCHEDULE

A & B Wellington Gate, Silverthorne Way, Waterloooville, PO7 7XY

Address	Tenant	Lease Start	Lease Expiry	Rent (PA)	Size SQ.FT	Break Clause	Rent Review	Parking Spaces	Other Comments
Unit A	Serco Systems	1 st June 2025	31 st May 2035	£139,369 to 31/05/26 £278,738 thereafter	22,229 sq.ft	31 st May 2030	1 st June 2030	66	Tenant is reimbursing the Landlord for recent improvements to the building at a rate of £30,000 pa for the full term
Unit B (GF)	Clear Course	26 th July 2024	25 th July 2029	£62,426	5,661 sq.ft	26 th July 2027	26 th July 2027	22	
Unit B (FF Front)	Clear Course	26 th July 2024	25 th July 2029	£32,994	2,538 sq.ft	26 th July 2027	26 th July 2027	13	
Unit B (FF Rear)	NHS	18 th Nov 2022	17 th Nov 2032	£23,660	1.982 sq.ft	18th May 2027	18 th Nov 2027	9	