# Unit 124 Proxima Park

Modern end of terrace unit

Houghton Avenue, Waterlooville, PO7 3DU



- Modern Grade A unit
- End of terrace
- Secure estate
- 8m Eaves height

7,911 sq. ft.

(735 sq. m.)

#### Location

The property forms part of Proxima Park the prime Waterlooville Estate which lies under a mile north west of Waterlooville Town Centre. The park is located on Houghton Avenue accessed via the A3 with Junction 3 of the A3(M) just 1.5 miles away. This provides a direct link to Havant and Portsmouth in the south and London to the north.

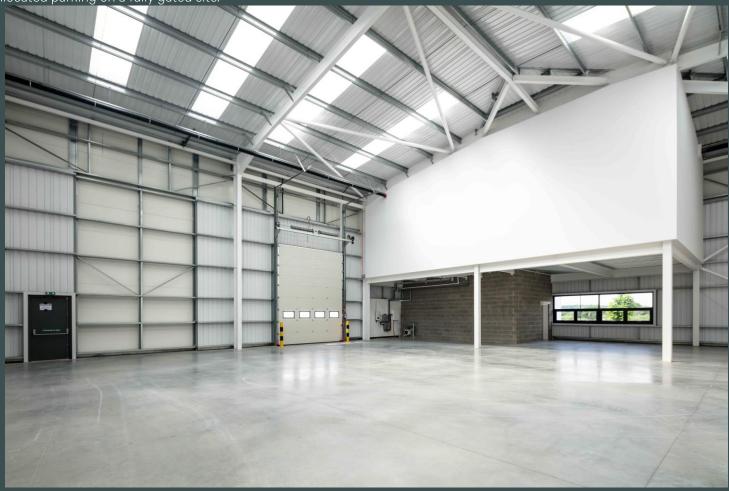
## Description

The property comprises a high quality end of terrace industrial/ warehouse unit of a steel portal construction. The unit benefits from a high bay warehouse and modern two storey offices with heating and cooling and LED lighting throughout. Externally there is allocated parking on a fully gated site.

#### Accommodation

We understand the property comprises of:

Area	Sq Ft	Sq M
Warehouse	6,393	594
FF Offices	1,518	141
Total	7,911	735



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## For Lease

### **Planning**

We understand the property has the benefit of planning consent for B1(c), B2 and B8 uses. Prospective occupiers are advised to ensure their proposed use complies with the planning consent.

#### **EPC**

The property has a current EPC rating of A - 22.

A full copy of the EPC is available upon request.

#### **Business Rates**

We understand the current rateable value of the property is £69,000. It is advised that occupiers rely on their own enquiries with the Local Rating Authority.

#### Terms / Rent

The property is available by way of a new lease upon terms to be agreed.





\*Photos taken upon completion of development in 2021

## **Contact Us**



Oliver Sherriff
Associate Director
oliver.sherriff@cbre.com
M +44 (0) 7919 392 004

Nick Tutton Senior Director nick.tutton@cbre.com M +44 (0) 7887 563264

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