

**PROPERTY
PARTICULARS**



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INVESTMENT FOR SALE

MODERN TWO STOREY BUSINESS UNIT

Self Contained Unit / On-site Parking / Long Term Lease
Passing Rent £52,500



**19/20 STRATFIELD PARK
ELETTRA AVENUE
WATERLOOVILLE
HAMPSHIRE PO7 7XN**



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

19/20 Stratfield Park Elettra Avenue Waterlooville

LOCATION

Stratfield Park is a popular and established development of business units on Elettra Avenue just off Silverthorne Way. Nearby occupiers include Thomas Sanderson Blinds, BAE Systems & Virgin Media.

DESCRIPTION

The property comprises two 1980's constructed, self contained two storey business units which have been combined to provide a double unit.

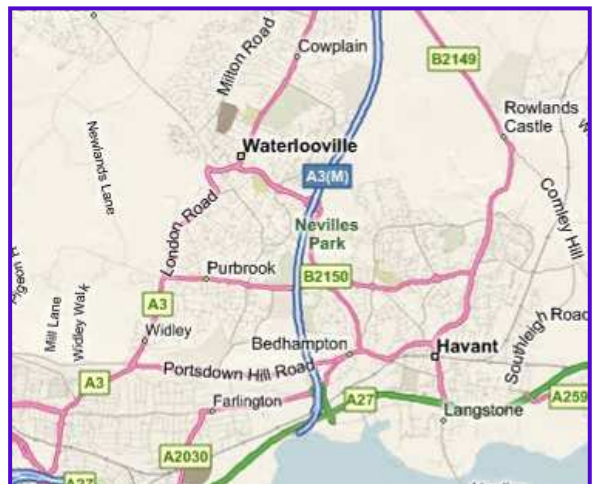
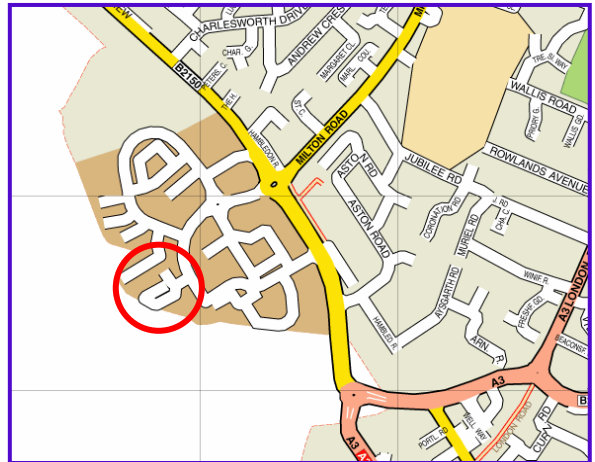
The property is of steel portal framed construction with brick and clad elevations with inset glazed units formed under an insulated pitched roof.

Internally the ground floor is used as office, reception and stores; the first floor is purely offices with modern demountable partitioning erected to provide offices boardroom, kitchenette and staff room.

The whole is air conditioned, carpeted and fitted with suspended ceiling, CAT II lighting and benefits from 17 parking spaces.

ACCOMMODATION

Ground Floor	219.6 sq.m. / 2,364 sq.ft.
First Floor	220.6 sq.m. / 2,375 sq.ft.
Total	440.2 sq.m. / 4,739 sq.ft.



LEASE

The whole is let to Eurotech Fire Systems Ltd for a term of 10 years from 24th June 2011 on full repairing insuring terms at a passing rent of £52,500 per annum exclusive. The lease allows for a tenant only break option on 24th June 2016 subject to 6 months prior written notice and upward only rent review on 24th June 2016. The lease is subject to a photographic schedule of condition. The tenants have lodged a rent deposit of £13,290. A copy of the lease and rent deposit deeds are available to interested parties.

PRICE

The freehold is available at £499,000 reflecting an initial yield of 9.92% net of purchasers costs at 4.75%.

VAT

We understand the property is elected for VAT.

VIEWING

Strictly by prior appointment through sole agents;



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.commercialleasecode.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.