



**43-44 Aston Road,
Waterlooville
PO7 7XJ**

**17,647 sq ft
(1,640 sq m)**

- 14 parking spaces
- Easy Access to the A3 (M) and M27
- Two roller shutter doors
- Three phase power
- Located within a well established industrial estate

LOCATION

The property is on Aston Road within the heart of Waterlooville's industrial area and well located for access to both the town centre and the A3 (M).

The A3 (M) provides access south to Portsmouth and north to Guildford, the M25 and London. The A27 and M27 are also readily accessible, offering convenient east-west links along the South Coast and to the wider motorway network.

The immediate surrounding area hosts a large number of industrial and trade counter occupiers including Screwfix, Veranti Limited and Tricel Limited.

DESCRIPTION

The property comprises an end terrace industrial unit originally constructed in the 1970s of steel portal frame construction with a profiled sheet panel roof. The roof is fully covered with solar panels that are complete with export meters, enabling the owner to receive compensation for surplus energy exported back to the grid.

The Property comprises two units which have been combined as one. The units have three storey offices to the front elevation fronting Aston Road. The main warehouse area to the rear has an eaves height of 6.56m and 2 roller shutter doors with solid concrete flooring and sodium lighting. In Unit 43 mezzanine storage has been installed across the majority of the main warehouse area, leaving only the main warehouse within Unit 44 being full height warehouse area.

The offices located within the front of the units are of basic specification with gas fired central heating in part and uPVC windows, mix of strip fluorescent lighting and CAT II lighting and carpeting.

Externally there is limited storage space with a small strip to the side of Unit 43 and across the rear of both units with a narrow partly covered loading bay to the side of Unit 44 and parking at the front of the unit for 14 cars.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted in the table below:

	Sq M	Sq Ft
Ground Floor	920.29	9,906
First Floor	529.5	5,699
Second Floor	189.7	2,042
Total	1,639.5	17,647

TERMS

The property is offered for sale freehold with vacant possession, or alternatively to let on a full repairing and insuring lease on terms to be agreed.

PLANNING

Prospective occupiers should satisfy themselves of the planning position with Havant Borough Council | www.havant.gov.uk

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £86,000

See:- <https://www.tax.service.gov.uk> for reference.

VAT

All terms quoted are exclusive of VAT.

QUOTING PRICE/RENT

Asking Price: £2,000,000

Asking Rent: £185,000 per annum

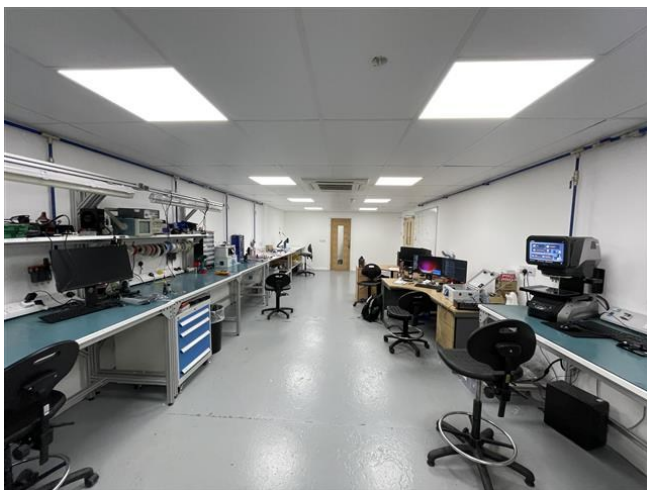
EPC B

Energy Performance Certificate:

VIEWINGS

To be arranged with the sole agents Carter Jonas LLP

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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April 2026

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