



**19 Arnside Road
Waterlooville
PO7 7UP**

**16,879 sq ft
(1,568.12 sq m)**

- 32 parking spaces
- Easy Access to the A3 (M) and A27
- Refurbished in 2019

- Two roller shutter doors
- Three phase power
- Located within a well established industrial estate

LOCATION

The property is on Arnside 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, Home Bargains, Dreams Beds Veranti Limited and Tricel Limited.

DESCRIPTION

The property comprises a detached industrial unit originally constructed in the 1960s of steel portal frame construction with a panel sheet roof. The unit was refurbished in 2019 when a new mezzanine floor was installed over the entire ground floor area. At this time new double-glazed windows were installed, and the external walls were clad with profiled metal cladding. The roof has recently been replaced and 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 ground floor is currently arranged as a reception area, ground floor auditorium, storage areas, WC's and a large staff kitchen/break out area. The first floor is arranged as a large open plan office with several smaller offices and meeting rooms that are served by a WC and kitchenette. The office areas have suspended ceilings, carpeting and sensor lighting with wall mounted heating/cooling units. The ground floor storage area has solid concrete flooring.

Externally, there is a gated parking area for 32 cars at the front and side of the unit. There are two roller shutter doors to the side adjacent to the parking area.

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	790.73	8,511
First Floor	777.39	8,368
Total	1,568.12	16,879

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: £65,000

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

VAT

All terms quoted are exclusive of VAT.

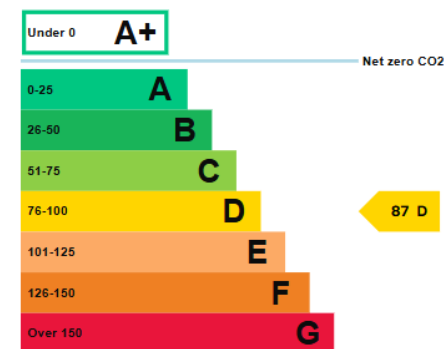
QUOTING PRICE/RENT

Asking Price: £1,985,000

Asking Rent: £180,000 per annum

EPC D

This property's energy rating is D.



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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