



**29 Aston Road
Waterlooville
PO7 7XJ**

**9,883 sq ft
(918.16 sq m)**

- 17 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 1960s of steel portal frame construction with a panel sheet 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 unit is arranged over ground and mezzanine floors. A section of the first-floor accommodation, which originally formed part of the unit's office provision, has since been adapted to form a kitchen but remains part of the building's original construction. There are two roller shutter doors, one to the front with dimensions of 3.88m (w) x 3.21m (h) and one to the rear with dimensions 1.94m (w) x 2.31 m (h). The unit has been partitioned into sections and generally has a mixture of solid floors with some carpet finishes. The lighting comprises of LED in the main space and fluorescent in the mezzanines. The building is set up for Class 7 and Class 8 Clean Rooms which can be removed upon request.

Externally, the Property provides parking for 17 cars, with open parking to the front and a gated parking area to the side. There is a large storage shed at the rear of the unit.

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	459.08	4,941
First Floor	459.08	4,941
Total		9,883

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: £43,000

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

VAT

All terms quoted are exclusive of VAT.

QUOTING PRICE/RENT

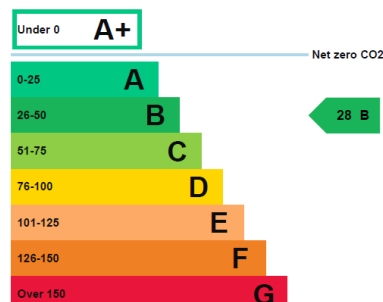
Asking Price: £1,200,000

Asking Rent: £110,000 per annum

EPC B

Energy Performance Certificate:

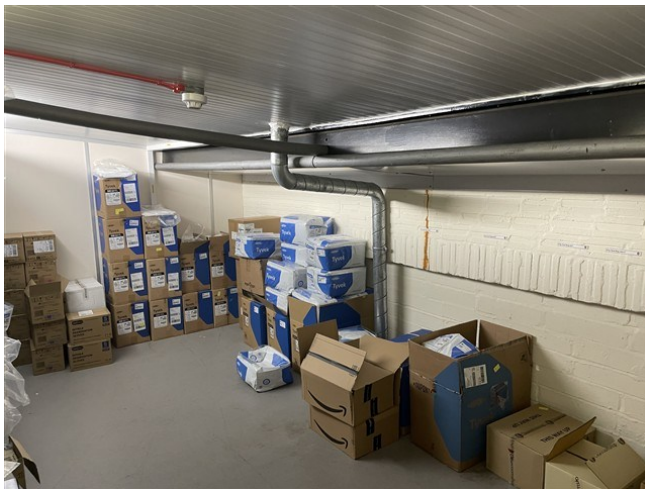
This property's energy rating is B.



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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