



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9390
www.kearneybell.co.uk

WATERLOOVILLE, LSU1, DUKES WALK, PO7 7HS

LARGE COMMERCIAL UNIT TO LET

- All uses considered subject to planning
- Free parking



LOCATION

Waterlooville is situated about 8 miles north of Portsmouth in Hampshire. Dukes Walk is a busy Shopping Centre anchored by Wilko and benefits from approximately 250 free car parking spaces.

Retailers represented in Dukes Walk include **Holland & Barrett, Pure Gym, Card Factory, Bon Marche, EWM and The Works.**

ACCOMMODATION

The premises provide the following approximate NIA areas:

Ground Floor	2,691 sqm	28,972 sqft
First Floor	520 sqm	5,600 sqft
Lower Ground	709 sqm	7,640 sqft
External	129 sqm	1,396 sqft

RENT

On application.

RATES

Rateable Value (2023) **£540,000**

SERVICE CHARGE

Approximately £61,636 pa for the year ending 31st December 2024.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed subject to a surrender of the existing lease.

SPECIFICATION

Handover condition to be agreed.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available on request.

TIMING

The premises are available subject to vacant possession.

INSPECTIONS

Viewing is strictly by appointment with:

Aaron Bell / 020 3773 9393
aaron@kearneybell.co.uk

Russell Homer / 07800 738865 /
Russell.homer@cbre.com

Subject to vacant possession



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9390
www.kearneybell.co.uk

