



CLASS E UNIT – TO LET

15 Swiss House, 9-11 St George's Walk, Waterlooville PO7 7TU

Rent: £16,000 per annum

89.9 Sq. m (967 Sq. ft)

- To Let
- Class E Use Class – Range of Uses Considered
- Allocated Car Parking
- Town Centre Location

Description

The property comprises a modern, ground floor retail / office premises. The unit benefits from a return frontage, in addition to kitchen and toilet facilities. Internally, the space is currently configured to provide meeting rooms, with the majority of the internal walls of a timber frame partition specification. They are therefore demountable.

To the rear of the property, two allocated car parking spaces are provided.

Location

Swiss House is located in Waterlooville town centre a growing town positioned approximately 6.5 miles northeast of Portsmouth a major regional port and hub commercial activity. Waterlooville forms part of the expanding south coast conurbation between Southampton in the west and Chichester in the east. The town benefits from good transport communications with the A3(M) a short car journey away which leads north to Guildford and London and south to Portsmouth and the M27 and the wider motorway network.

There are three main town centre car parks within a short walk of Swiss House and bus stops within close proximity. Nearby occupiers include: Boots, Iceland, Timpsons, Costa Coffee, Greggs, WH Smith and Poundland.

Lease Terms

The property is available to let on terms to be agreed at a commencing rental of £16,000 per annum exclusive.

Business Rates

From 1st April 2026, the property will have a rateable value of £11,000

Service Charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

EPC

The property has a current EPC rating of C (60).

VAT

We understand that the property is VAT elected.

Areas

The property has the following approximate floor area on a Net Internal Area (NIA) basis of 89.9 sq. m (967 Sq. ft)

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



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