

Phase Two of a wider master plan, creating
a sustainable, truly mixed use commercial
environment on the South Coast

BREEAM 'EXCELLENT' & EPC A+

**BRAND NEW
UNITS TO LET**

31,693–66,806 SQ FT (GEA)
(2,944.5–6,206.7 SQ M)

langstonepark.com



**LANGSTONE
PARK**

HAVANT PO9 1SA



PHASE 2: AVAILABLE NOW

Site Plan



**PHASE 1
FULLY
LET**

**PHASE 3
COMING
Q3 2027**

Specification



BREEAM
'Excellent'



EPC A+ Net
Zero Carbon in
operation



100% REGO
backed renewable
electricity



50 kN/m²
general floor
loading



Office floor plate
depth range
(10.4m–11.2m)



Up to
8.5MW power
available



Mains gas
supply



9.5m eaves
height



Green roofs



6/8 EV
chargers
per unit



1 x 8-person
hydraulic lift at
1m/sec per unit



Additional
power
available

UNIT 5	SQ FT	SQ M	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	29,256	2,718.0				
First floor offices	5,857	544.2				
TOTAL	35,113	3,262.2	50m	3 x level	54	8

UNIT 6	SQ FT	SQ M	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	26,399	2,452.6				
First floor offices	5,294	491.9				
TOTAL	31,693	2,944.5	25m	3 x level	48	6

Ducting has been included for additional future EV chargers.



Existing R&D, Life Sciences, Defence & Manufacturing occupiers on site



Terms

Units available to lease on an FRI basis. Rent and Service Charge details are available on request. Business Rates are to be assessed.

Legal Costs / VAT

Each party is responsible for its own legal costs. All price, premiums and rents are quoted exclusively of VAT.



Unit 6

Unit 5

Unit 5





UNIT 7
LET TO FUGRO

UNIT 6

UNIT 5

PHASE 1
FULLY LET

Phase 3 Development Plot
Build-to-Suit opportunities available



Phase Three will offer units from 21,409–50,052 sq ft. Bespoke build-to-suit opportunities can also be delivered to accommodate specific occupier requirements.

PHASE 3: COMING Q3 2027



Targeting BREEAM 'Outstanding'



EPC A+



100% REGO backed renewable electricity



3 phase power supply



Mains gas supply



9.5m eaves height



Solar PV on roofs



EV charging points



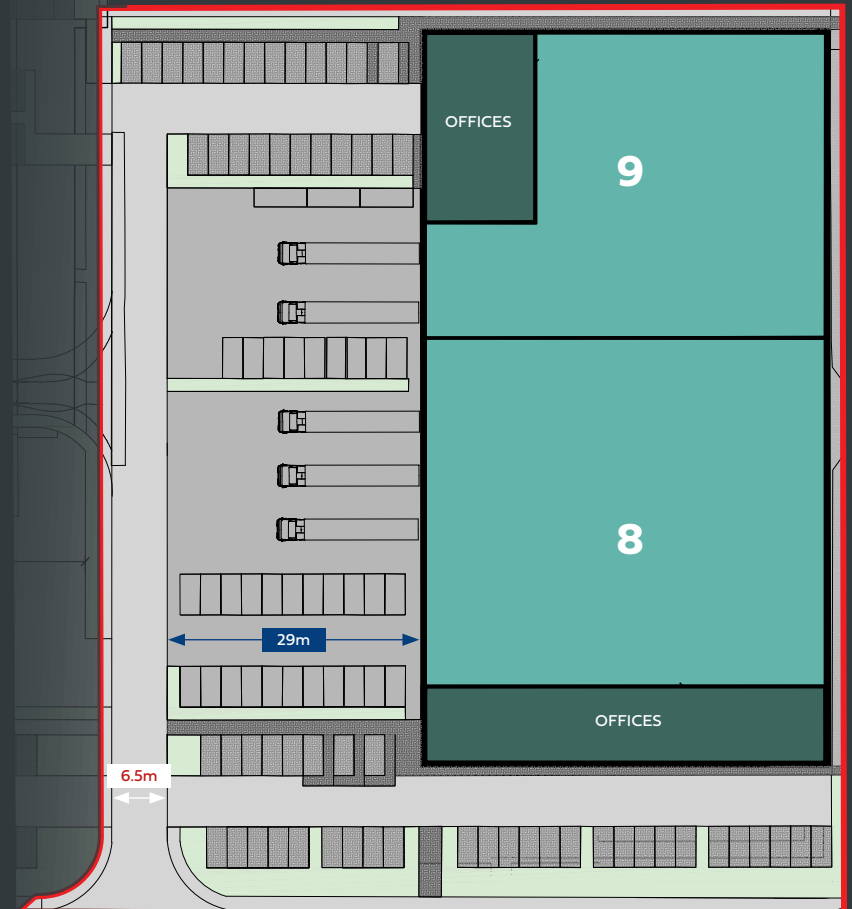
Additional power available



Car parking

Unit 8 – 59
Unit 9 – 40

Proposed site plan





A 24/7 secure, managed environment with an ambitious development programme

General park amenities



853 car parking spaces



Meeting rooms



Tesla and EV charging points



24/7 on site security and CCTV



Shower and changing facilities



Secure covered cycle storage



Gym



Manned reception



Café/restaurant



Eco-food recycling



Nursery

Location

Strategically located at Havant's A27 Junction, the Park provides easy access to Portsmouth, Southampton, and London.



The Park is well-linked to Portsmouth, Southampton to the West and London to the North via the A3. There are ample car parking spaces on site and 22 Landlord controlled electric car charging points. Further parking is provided in the town centre car parks, which are a 10 minute walk from Langstone Park.



Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes. Regular trains connect to Southampton Central in 41 mins, a national rail hub served by GWR, Southern, and South Western.

From Havant to:

Portsmouth & Southsea	14 mins
Southampton Central	41 mins
Brighton	1hr 4mins
London Waterloo	1hr 21mins
London Victoria	1hr 51mins

From Southampton Central to:

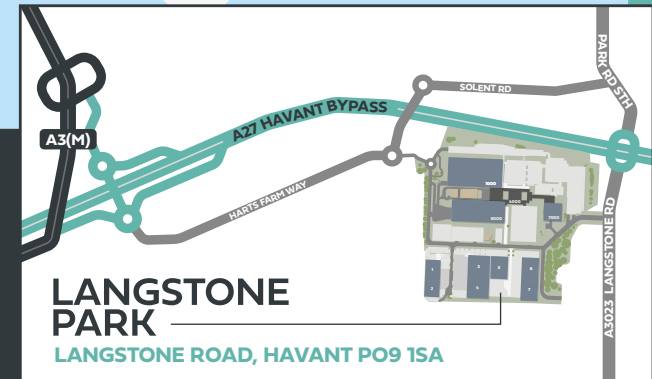
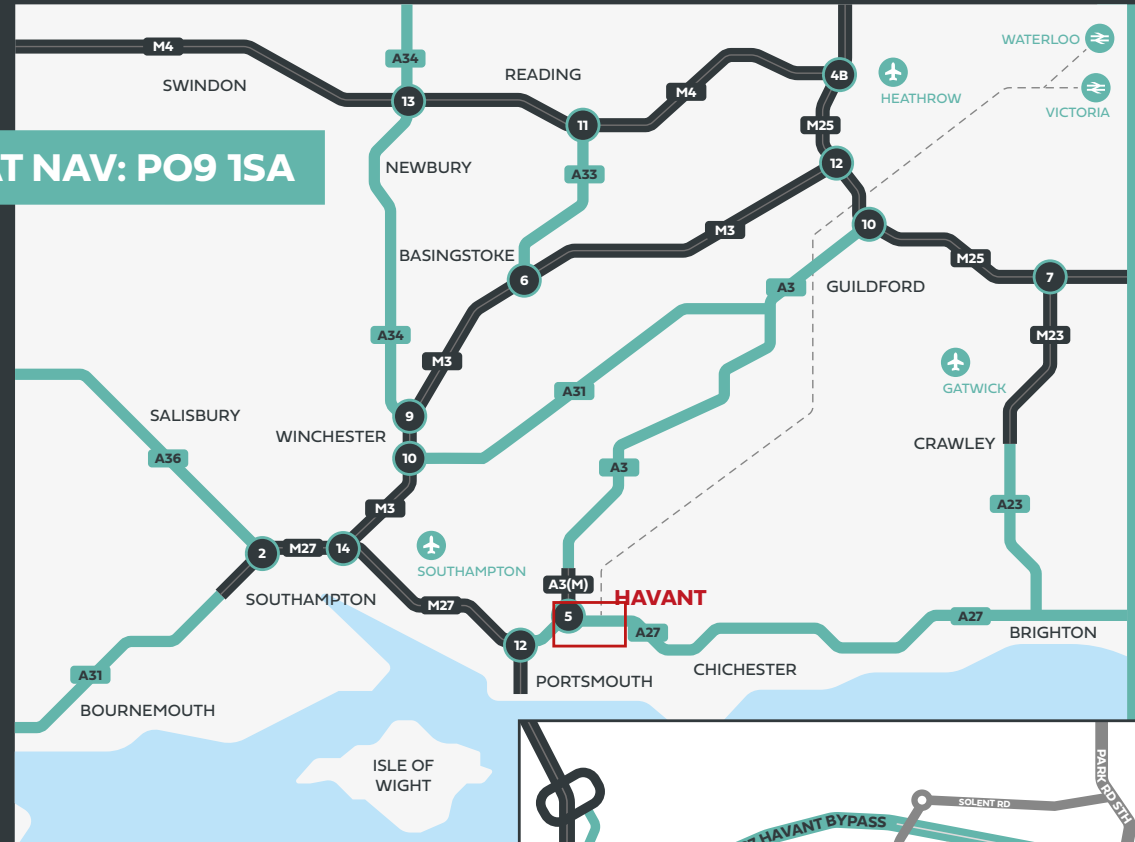
Reading	50 mins
London Waterloo	1hr 23mins
London Victoria	1hr 32mins
Bristol Temple Meads	1hr 41mins
Birmingham New St	2hr 23mins



Havant ranks #13 for the percentage of people cycling regularly in England. This is because there are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.

JLL and Lambert Smith Hampton for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of JLL or Lambert Smith Hampton has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. June 2026.

SAT NAV: PO9 1SA



For details about current and future availability at Langstone Park, please contact:



Melinda Cross
melinda.cross@jll.com
+44 (0)7748 267 748

Oliver Hockley
oliver.hockley@jll.com
+44 (0)7704 687 459

**Lambert
Smith
Hampton**

Dan Rawlings
drawlings@lsh.co.uk
+44 (0)7702 809 192

Elise Evans
eevans@lsh.co.uk
+44 (0)7703 393 120

langstonepark.com

A development by: **xlbo**