

vortex

DOWNLEY ROAD ■ HAVANT ■ PO9 2JD

ROYAL
LONDON

CANMOOR



TARGETING
NET ZERO CARBON
DEVELOPMENT

PRACTICAL
COMPLETION
APRIL 2026

Three New Industrial / Distribution Units

28,580 sq ft - 105,075 sq ft **TO LET**

- Well established industrial area
- Close to M27 and M3 motorways
- BREEAM target 'Outstanding'
- Suitable for Eg(iii), B2 and B8 uses
- EV charging points
- 24/7 hours of operation

HAVANT

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LOCAL AMENITIES

TESCO

KFC

ALDI

WAITROSE
& PARTNERS

McDonald's

Premier Inn

bp

Travelodge

Starbucks

GREGGS

SUBWAY

M&S

EST. 1884

HAVANT



A27

A27

TO M27 J12
12 MINS

VORTEX

PETA

amazon

SARTORIUS

PURETECH

AneticAid

SEASON
GROUP

MARSH PLANT

ukdentech

dobbies
garden centres

VeggiePets.com

Dantress

SPECIFICATION



2/3 LEVEL
ACCESS DOORS
PER UNIT



UP TO 42M
SECURE YARD



8.5M CLEAR
INTERNAL HEIGHT



50KN/M2
FLOOR LOADING



UP TO 1 MVA
POWER SUPPLY



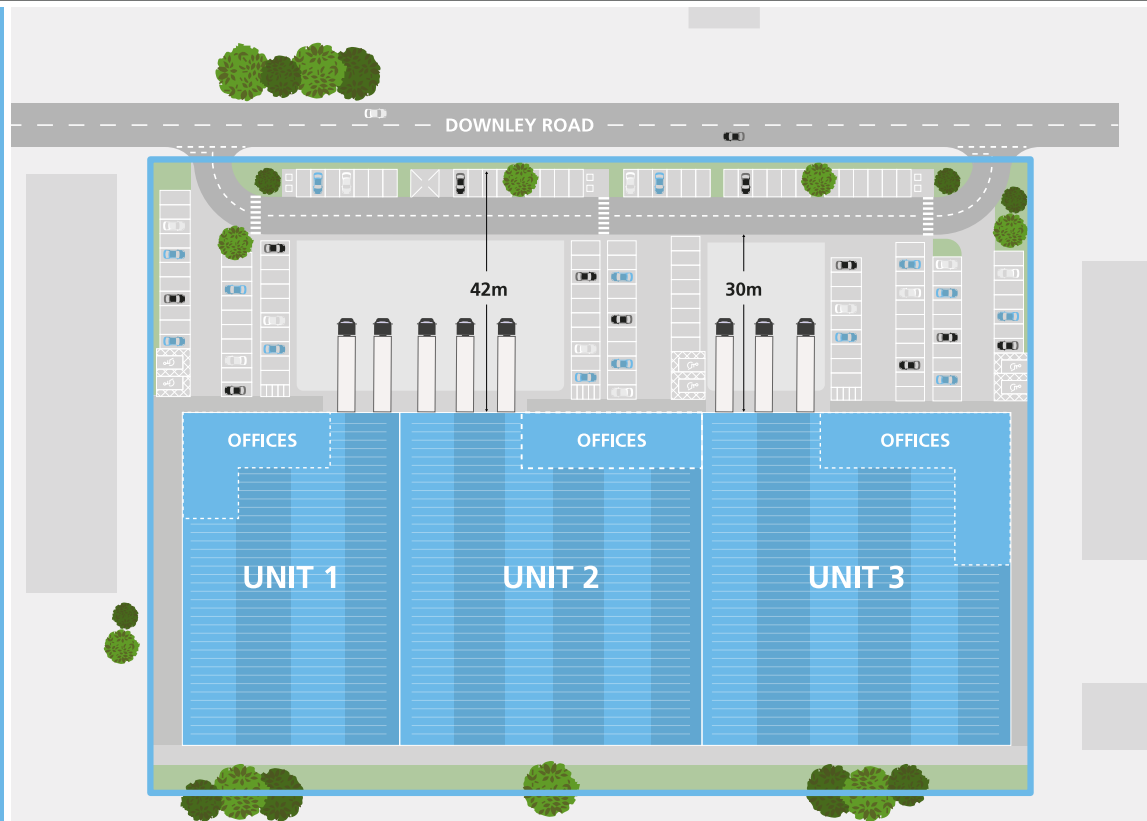
OFFICE VRF
HEATING
AND COOLING



STAFF WELFARE
ACCOMMODATION



136 CAR
PARKING
SPACES



SUSTAINABILITY



BREEAM TARGET
'OUTSTANDING'



SOLAR PANELS
FITTED TO ROOF



TARGETING NET ZERO
CARBON IN CONSTRUCTION



EV CHARGING
POINTS

ACCOMMODATION (GEA)

| UNIT 1 | SQ FT | SQ M |
|---------------|---------------|--------------|
| Warehouse | 24,545 | 2,280 |
| FF Office | 4,035 | 375 |
| Total | 28,580 | 2,655 |
| Car Parking | | 40 |
| Cycle Parking | | 20 |

| UNIT 2 | SQ FT | SQ M |
|---------------|---------------|--------------|
| Warehouse | 33,265 | 3,090 |
| FF Office | 3,275 | 304 |
| Total | 36,540 | 3,394 |
| Car Parking | | 44 |
| Cycle Parking | | 20 |

| UNIT 3 | SQ FT | SQ M |
|---------------|---------------|--------------|
| Warehouse | 34,375 | 3,194 |
| FF Office | 5,580 | 518 |
| Total | 39,955 | 3,712 |
| Car Parking | | 52 |
| Cycle Parking | | 20 |

LOCATION

Havant is a well-established South Coast industrial location with excellent transport links. The property is situated on Downley Road, close to the A27 (1.7 miles) and the A3 (2.5 miles), offering fast access to the M27 and key hubs such as Portsmouth and Southampton.

ROAD

| | |
|-------------------|------------|
| A27 | 1.7 miles |
| A3 | 2.5 miles |
| M27 - Junction 12 | 6.0 miles |
| M3 - Junction 4 | 25.2 miles |

TOWNS/CITIES

| | |
|-------------|------------|
| Portsmouth | 8.7 miles |
| Southampton | 26.2 miles |
| London | 69.1 miles |

PORT

| | |
|-------------|-------------|
| Portsmouth | 9.4 miles |
| Southampton | 22.3 miles |
| Dover | 138.0 miles |

Source: Google Maps

DEMOGRAPHICS



17.2% of local employee jobs are in manufacturing, transport and storage.

4.9%

Full time gross weekly pay is 4.9% less than the South East average.

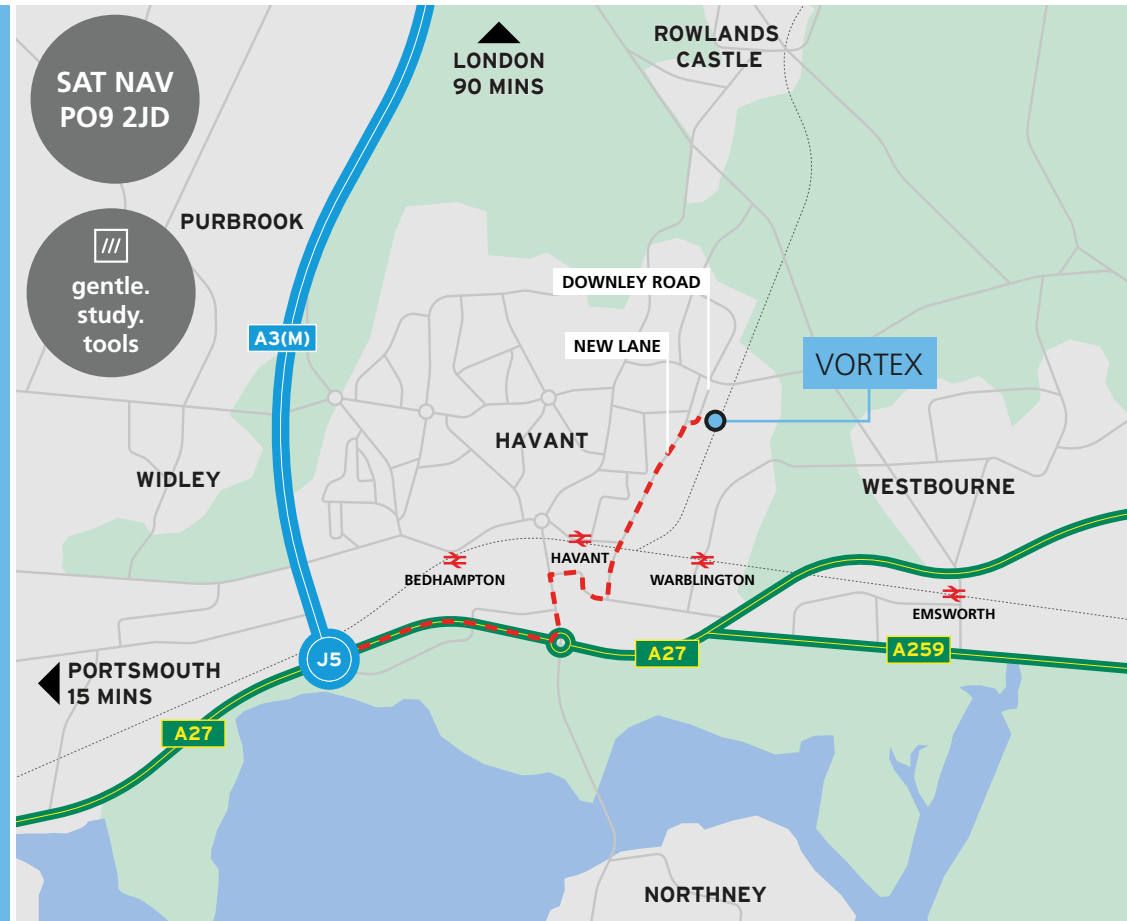
1,317,788

Population of 1,317,788 within the Hampshire county.



22.3% of local population have Level 4 qualifications and above.

Source: Nomis



FURTHER INFORMATION

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