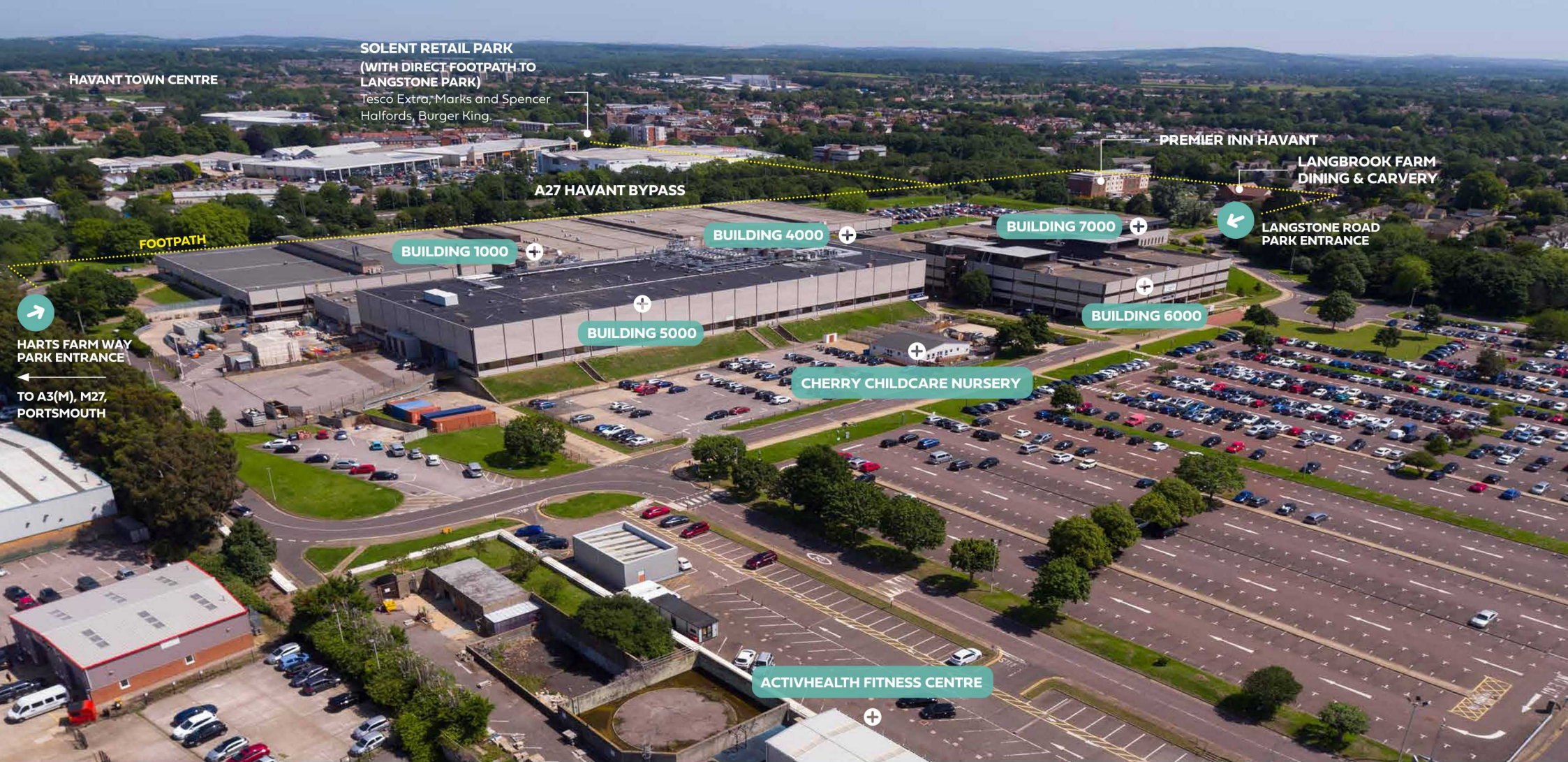




**LANGSTONE
PARK**

HAVANT PO9 1SA

A unique major business hub of offices, laboratories,
R&D, data centre, warehouse, and storage space.

langstonepark.com

**FLEXIBLE SPACE FROM
1,000–40,000 SQ FT**

FLEXIBLE TERMS FROM 12 MONTHS

Recently acquired by

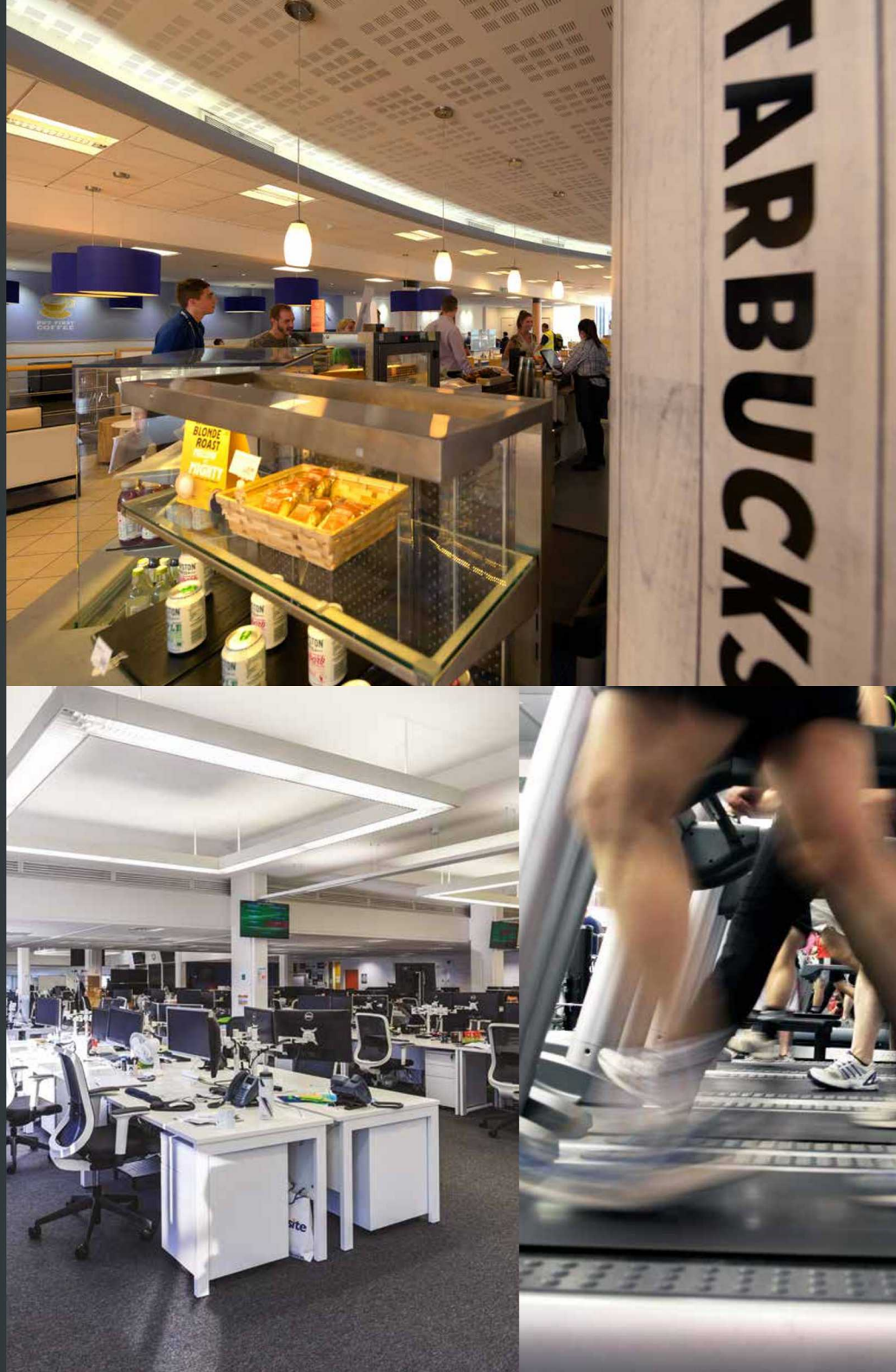


Working together to deliver an exciting vision for Langstone Park

Langstone Park, Havant is a 40 acre business hub on the South Coast comprising 480,000 sq ft of flexible workspace suitable for office, R&D, data centre, distribution and manufacturing.

A place for visionary businesses to come together and be a part of a vibrant and inspiring community of occupiers, with the flexibility to expand and grow.

The Park is undergoing a transformation and already offers extensive catering, retail and leisure facilities, and with a new phase of development coming soon. All of which are supported by a customer-focused onsite management team.



Amenities

-  1,850 parking spaces (1:250 sqft)
-  Shower and changing facilities
-  Starbucks and self serve restaurant
-  Meeting rooms
-  Secure covered cycle storage
-  Eco-food recycling
-  Tesla electric car charging points
-  Landscaped courtyard
-  Fitness centre
-  Pre-school nursery
-  24/7 on site security and CCTV
-  Manned reception



Current availability

Flexible terms available from 12 months.

BUILDING 1000



up to 33,000 sq ft



2,000–10,000 sq ft
Fitted offices also available

BUILDING 4000



up to 3,000 sq ft

BUILDING 5000



up to 15,000 sq ft

BUILDING 6000



1,000–18,000 sq ft
Fitted offices also available



Offices



Labs &
Manufacturing



Warehouse



Storage



Location

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



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 1hr 21 minutes.

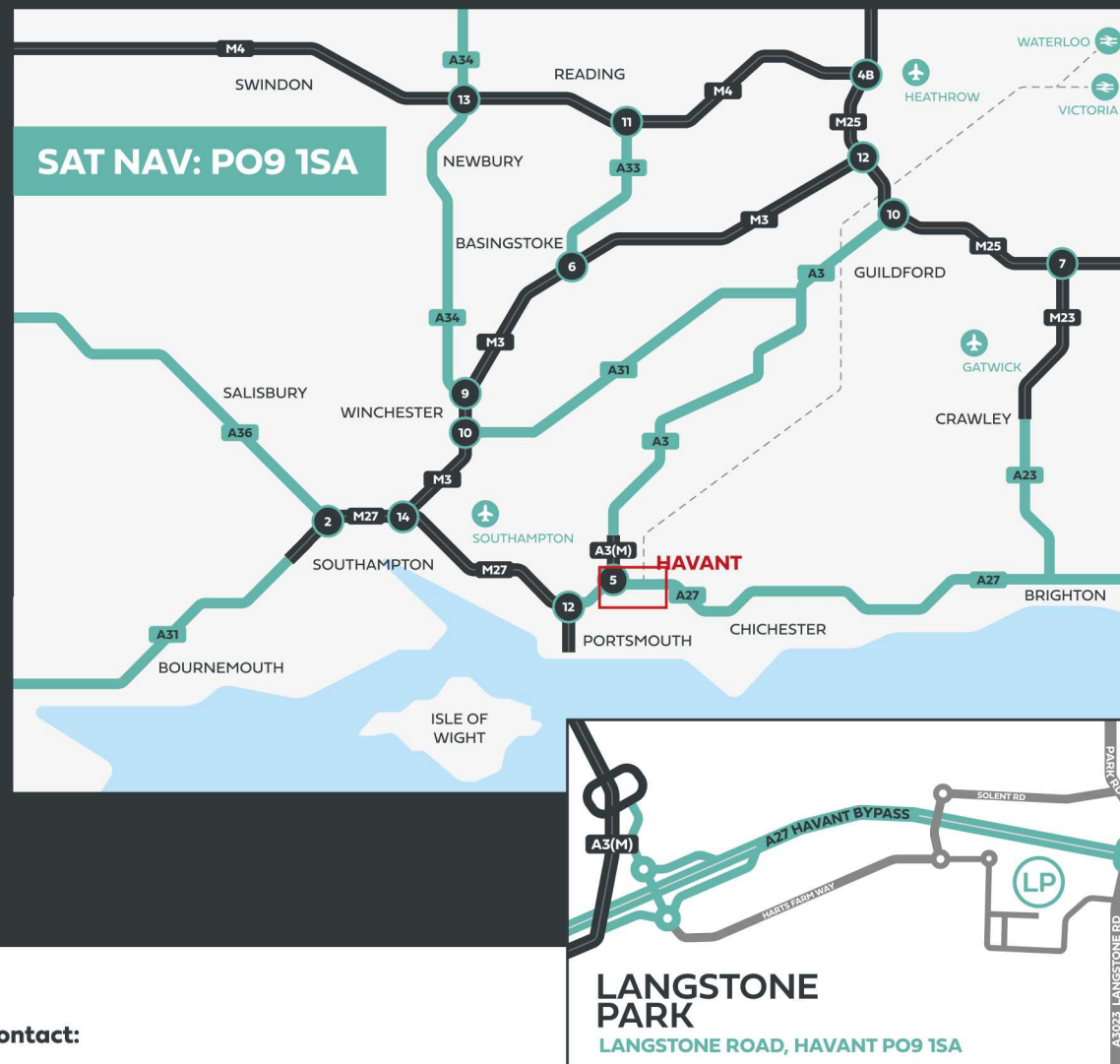


Havant ranks #13 for the percentage of people cycling regularly in England. This is because there are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.



The Park provides easy links to Portsmouth, Southampton to the West and London to the North via the A3. There are 1,850 on-site car parking spaces and 8 electric car charging points.

Further parking is provided in the town centre car parks, which are a 10 minute walk from Langstone Park.



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

**Lambert
Smith
Hampton**

Andy Hodgkinson

ahodgkinson@lsh.co.uk

+44 (0)7702 801 595 / +44(0)1489 579579

Ollie Hockley

ohockley@lsh.co.uk

+44 (0)7860 188 100 / +44 (0)1489 579579

langstonepark.com

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 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. March 2021