

**TO LET**

**Warehouse/Industrial Units  
(With Trade Counter)**

**10A, 10B & 10D  
SOLENT TRADE  
PARK**

SOLENT ROAD, HAVANT,  
PO9 1JH

**1,574 SQ FT- 5,263 SQ FT**  
146 SQ M - 489 SQ M

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

[www.hargreaves.co.uk](http://www.hargreaves.co.uk)



10A, 10B, 10D SOLENT TRADE PARK  
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6.5 METRE  
EAVES HEIGHT



UP & OVER  
LOADING DOOR



3 PHASE  
ELECTRIC SUPPLY



EASY ACCESS  
TO M27



BRICK BUILT  
WC FACILITY



4 CAR PARKING  
SPACES

## PROPERTY DETAILS

### SCHEDULE OF ACCOMMODATION

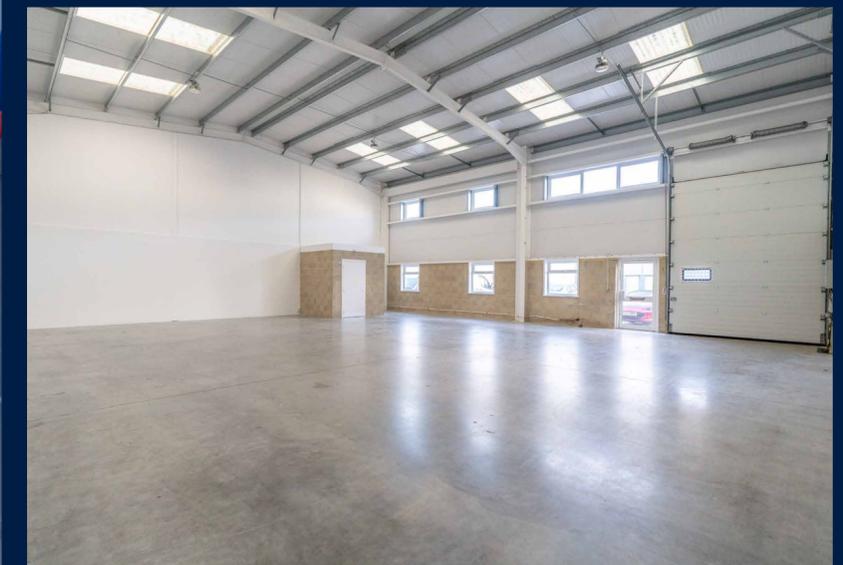
	SQ FT	SQ M	Available
Unit 10A	1,584	147	July 26
Unit 10B	1,574	146	July 26
<b>10A &amp; B Combined</b>	<b>3,158</b>	<b>293</b>	<b>July 26</b>
Unit 10D	2,105	196	Immediately

The above units provide high quality refurbished business / trade accommodation with the flexibility to meet most occupational requirements.

Construction is of modern steel portal frame, with a combination of brickwork, with profile metal cladding to upper walls and roof, incorporating roof lights. Each unit has an up and over roller shutter door, windows at ground and upper level and glazed customer entrance door. Internally, each unit has blockwork WC facility, 3 phase power and a gas supply. There is dedicated parking to the front of each unit and communal visitor parking at each end of the terrace.



Unit 10D



INDUSTRIAL UNIT TO LET | SOLENT ROAD, HAVANT

# 10A, 10B, 10D SOLENT TRADE PARK

Solent Road, Havant, PO9 1JH

## PROPERTY LOCATION

Solent Trade Park occupies a highly accessible location within an established retail and commercial district to the southwest of Havant town centre.

The site is visible from the A27 and can be accessed from either the Langstone Flyover (A27) or via Harts Farm Way.

The site is situated within easy reach of both the A3(M) and the South Coast's A27 /M27.

**A27: 3 Minutes**  
**M27: 8 Minutes**  
**M3: 28 Minutes**

**SAT NAV: PO9 1JH**  
[what3words:///diary.penny.tribal](https://www.what3words.com/diary.penny.tribal)



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## FURTHER INFORMATION

**TERMS:** Available 'To Let' on a full repairing and insuring lease for a term to be agreed.

**RENT:** On Application

**VAT:** All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in any transaction

**EPC:** TBC

**PLANNING:** Interested parties to make their own enquires for the local planning authority.

### CONTACT:

Lambert  
Smith  
Hampton

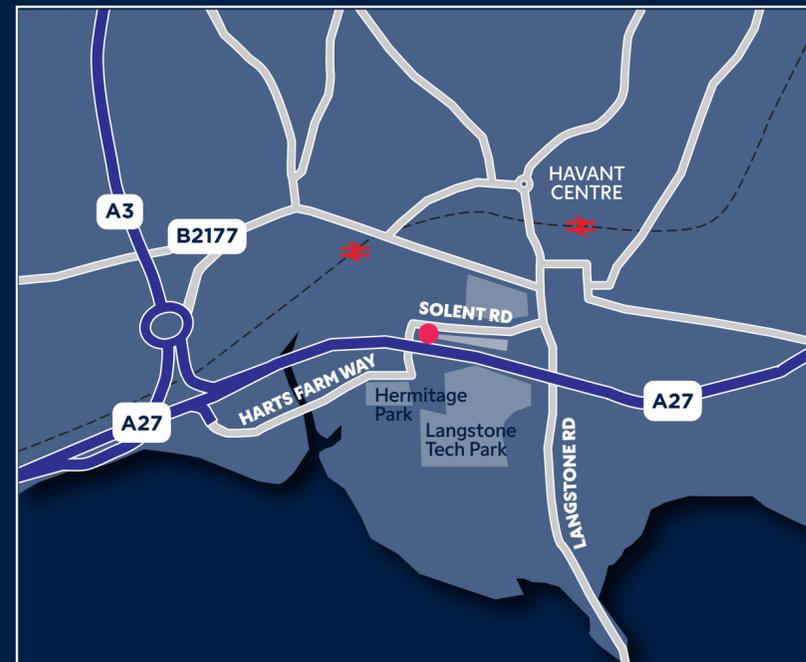
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### CONNECTIONS

	Miles	Time
A27	0.6	3 mins
M27	5.5	8 mins
PORTSMOUTH DOCKS	9	18 mins
M3	23	28 mins
SOUTHAMPTON DOCKS	23	40 mins
LONDON (M25)	46	49 mins

### OWNED & MANAGED BY:

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

01903 777777  
www.hargreaves.co.uk

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**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

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**01903 777777**

## OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.

Deliver a best-in-class property management service from our locally based offices in Rustington.

Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

[www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)