



**PHASE 2:
OCCUPATION
Q4 2025**

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

BREEAM 'EXCELLENT'

Indicative CGI

**LP LANGSTONE
PARK**
HAVANT PO9 1SA

BRAND NEW
UNITS TO LET
27,221–93,536 SQ FT
langstonepark.com

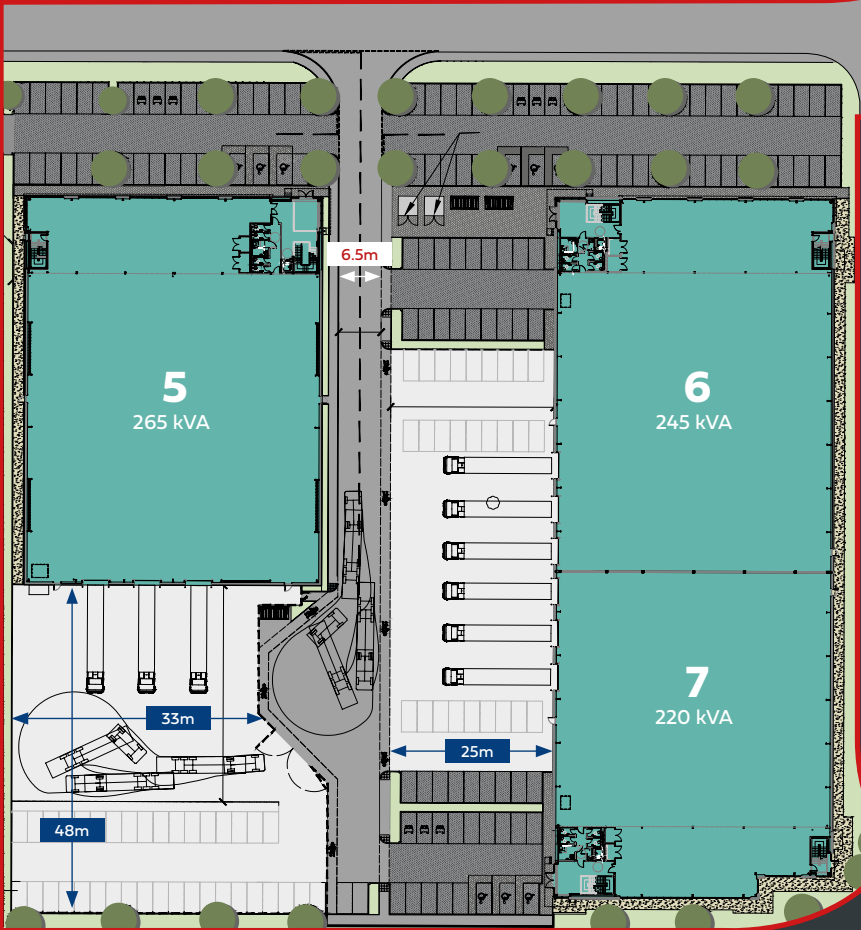


Phase 2 – available Q4 2025

Specification

- BREEAM ‘Excellent’
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m² general floor loading
- 3 phase power supply
- Mains gas supply
- Office floor plate depth range (10.4m–11.2m)
- 9.5m eaves heights
- Green roofs
- 6/8 EV chargers per unit
- 1 x 8-person hydraulic lift at 1m/sec per unit

Site Plan



UNIT 5	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	29,191				
First floor offices	5,565				
TOTAL	34,756	33m	3 x level	54	8

UNIT 6	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	26,414				
First floor offices	5,145				
TOTAL	31,559	25m	3 x level	48	6

UNIT 7	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	22,711				
First floor offices	4,510				
TOTAL	27,221	25m	3 x level	35	6

Ducting has been included for additional future EV chargers.





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.

Units can be combined.

Photos show other units at Langstone Park built to a similar specification.



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Indicative CGI



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

General park amenities



1,850 parking spaces (1:275 sqft)



Shower and changing facilities



Café/restaurant



Meeting rooms



Secure covered cycle storage



Eco-food recycling



Tesla and EV charging points



Gym



Nursery



24/7 on site security and CCTV



Manned reception

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.

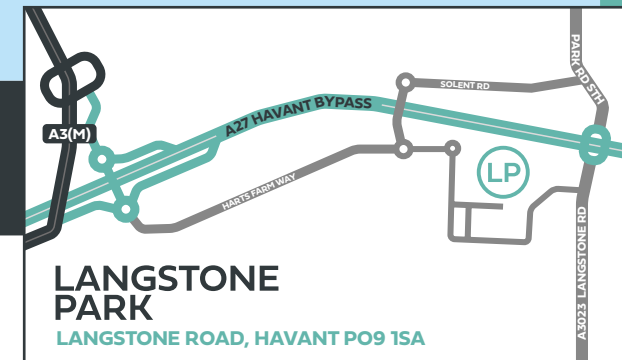


Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.



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.

SAT NAV: PO9 1SA



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



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