

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  
(2,944.5–6,206.7 SQ M)

**[langstonepark.com](http://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/m<sup>2</sup> 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				
<b>TOTAL</b>	<b>35,113</b>	<b>3,262.2</b>	<b>33m</b>	<b>3 x level</b>	<b>54</b>	<b>8</b>

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				
<b>TOTAL</b>	<b>31,693</b>	<b>2,944.5</b>	<b>25m</b>	<b>3 x level</b>	<b>48</b>	<b>6</b>

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**  
**PRE LET**

**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



BREEAM  
'Excellent'



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



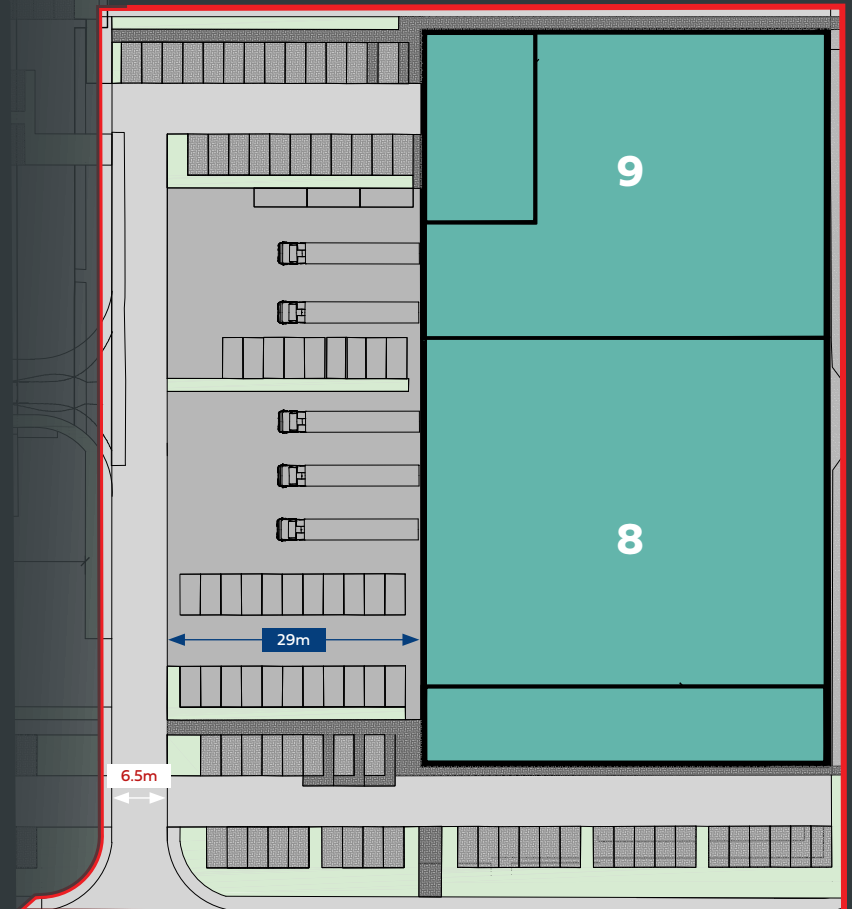
Additional  
power  
available

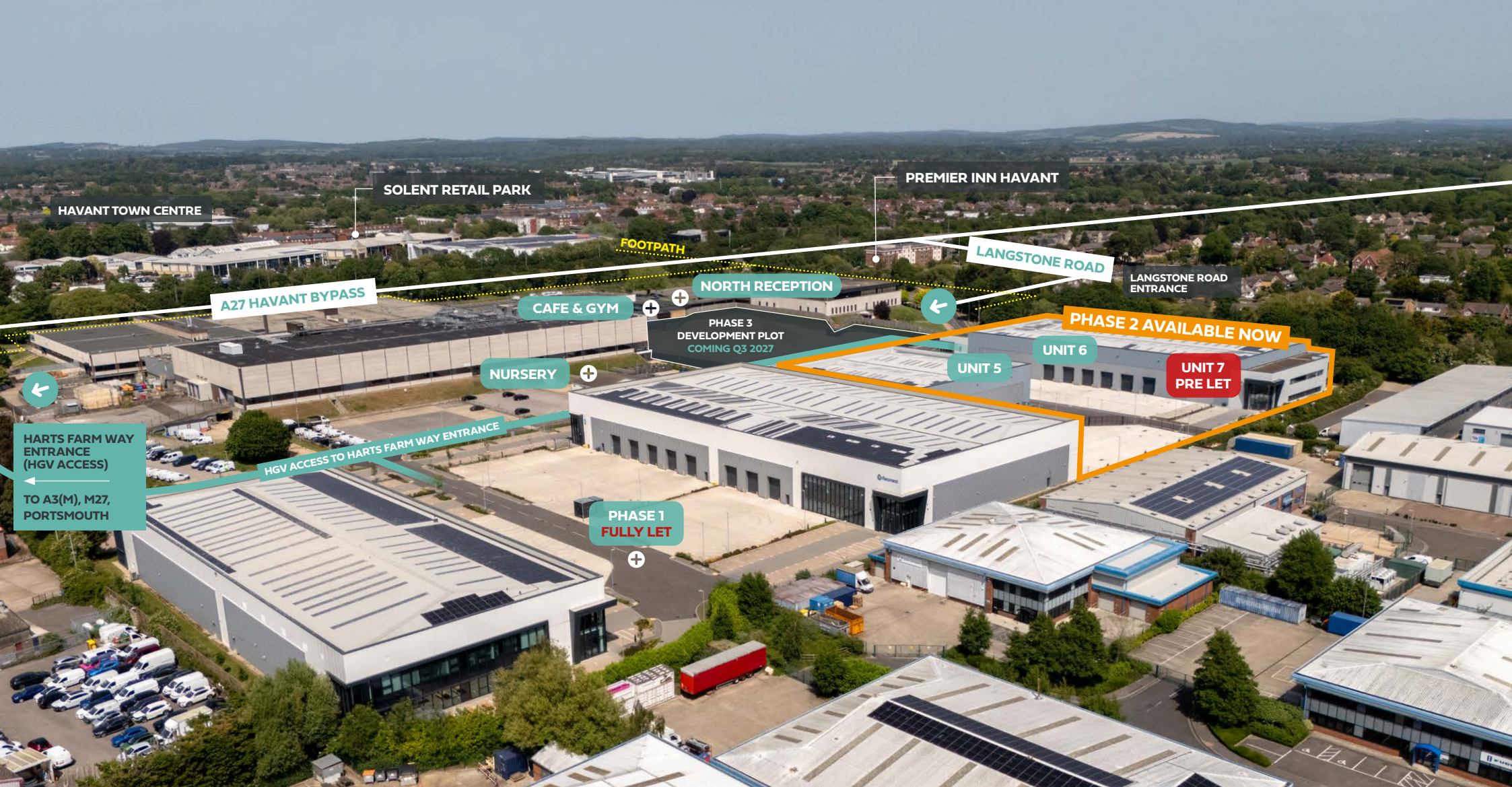


Car parking

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:

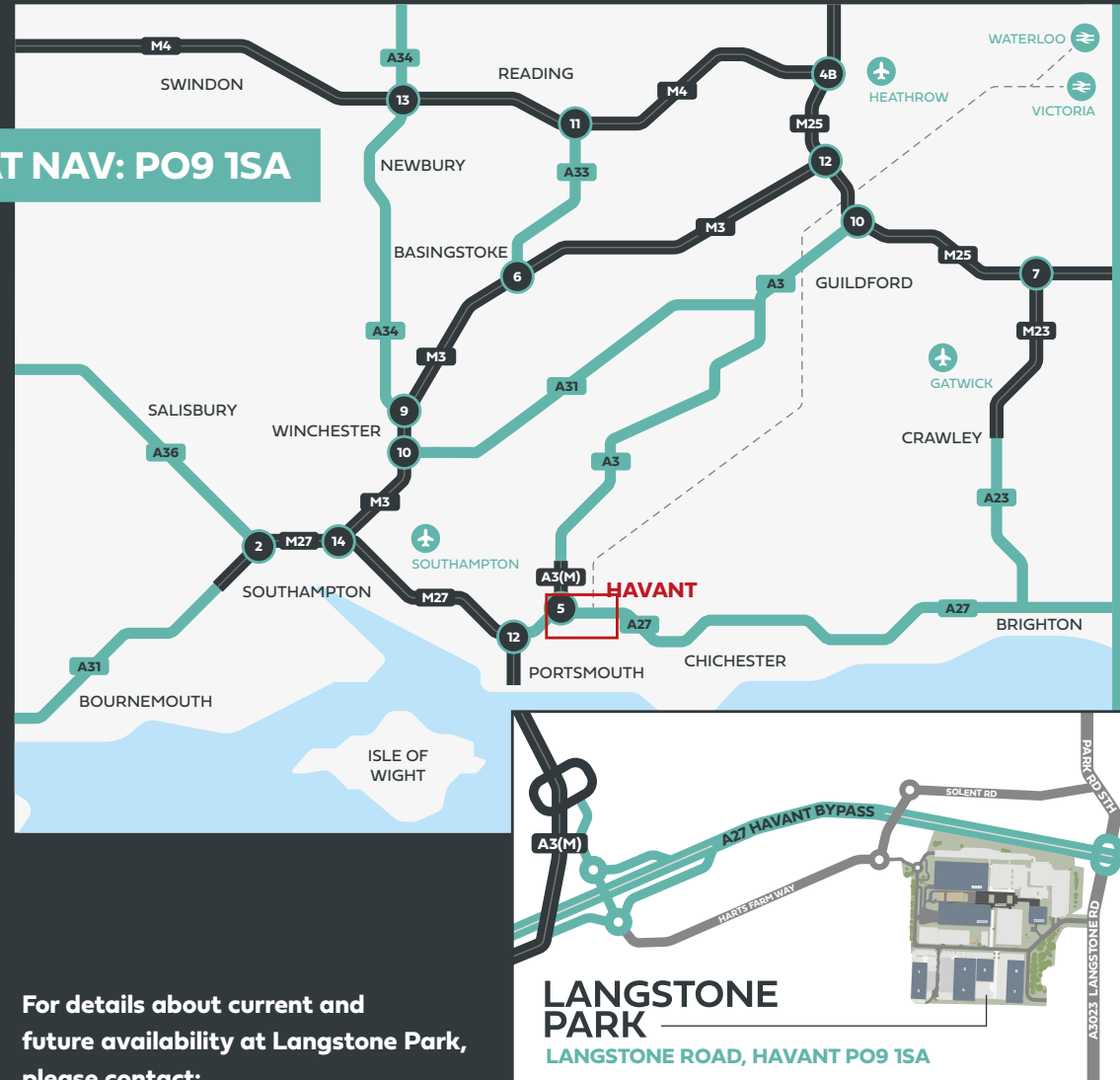
Reading	50 mins
London Waterloo	1hr 23mins
London Victoria	1hr 32mins
Bristol Temple Meads	1hr 41mins
Birmingham New St	2hr 23mins



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.

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