



Unit 2a Alexandria Park, 1 Penner Road, Havant P09 1QY

FOR SALE

Modern Industrial Unit With Trading
Business

**3,461 Sq Ft
(322 Sq M)**

DESCRIPTION

The property comprises a modern end-of-terrace unit of blockwork construction with profile sheet cladding and roofing.

Internally, the ground floor has warehouse space with WC facilities. There is an additional mezzanine floor, fitted as offices. Access is provided by way of a loading and separate personnel door.

- ✓ Loading Door
- ✓ 3 Phase Electrics
- ✓ First Floor Offices
- ✓ WC Facilities
- ✓ Share Loading Area
- ✓ Excellent Parking



LOCATION

The property forms part of the Broadmarsh area, an important business location on the outskirts of Havant, five miles to the north east of Portsmouth city centre. The property benefits from excellent road links to the A3(M), A27 giving access to Southampton, Portsmouth, the M25 and M3. Havant's mainline railway station is close by and provides regular services to Waterloo.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop	2,549	237
First Floor Offices	911	85
Total	3,461	322

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

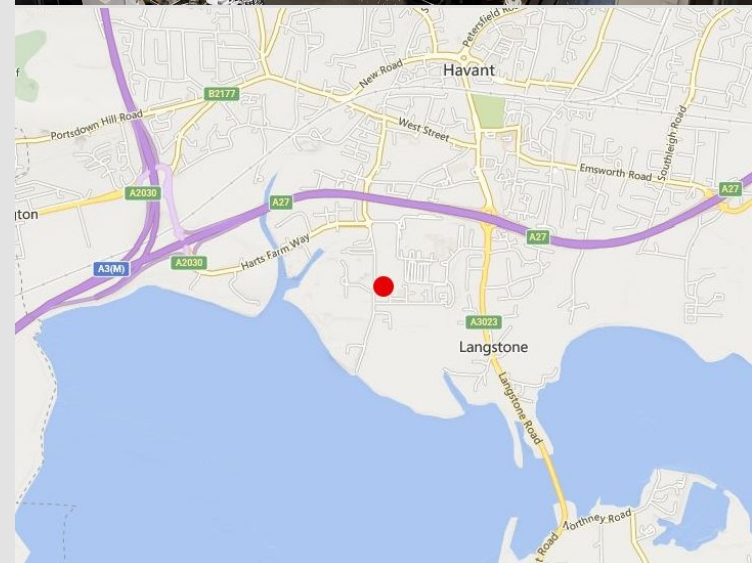
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The virtual freehold is available, along with the trading business. Further details available on request.

EPC

The Energy Performance Asset Rating is C(70).



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Regulated by RICS 08-Jun-2023

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