

Kenwood Industrial Park

Unit 9, New Lane,
Havant PO9 2NT

Warehouse
Available to let | 41,542 sq ft



To Be Refurbished

Warehouse

41,542 sq ft



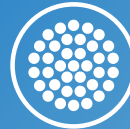
Minimum height:
6.47m



Generous yard



Potential to
create offices



LED lighting to
warehouse



Roof capable of
accommodating PV'S



3 electronic
loading doors



WC's



To be refurbished



Roof cladding

The development provides a range of self contained industrial or warehouse units, with dedicated services including 3 phase electricity, the availability of a sprinkler supply.

The property is to be refurbished and benefits from WC's, 3 electronic loading doors, the ability to add office space and a maximum yard depth of 50m.

Site plan & accommodation

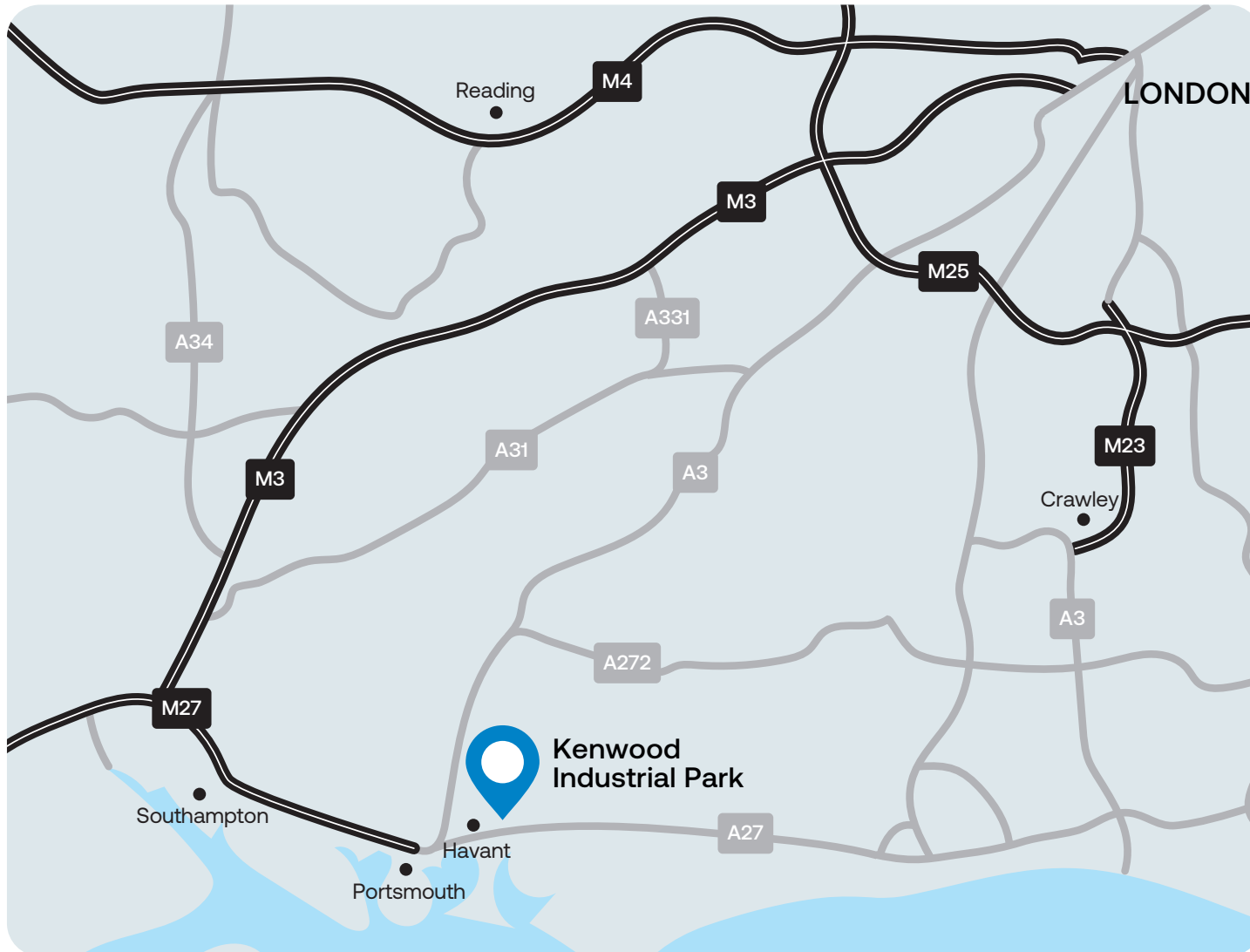


Unit	Property Type	Area (Sq Ft)	Area (Sq Ft)
Unit 9	Warehouse	41,542	3,859.35
Total		41,542	3,859.35



[The Space](#)[Specification](#)[The Site](#)[Aerial](#)[Gallery](#)[Location](#)[Contacts](#)

Location



The property is conveniently situated just 1 mile from Havant Town Centre. The A27 and A3(M) are approximately 1.5 miles distance from Kenwood Business Park ensuring easy access routes.

Thus the major South Coast M27/A27/A3 motorway network and A3(M) Portsmouth to London/Guildford trunk roads are very accessible.

By Rail

Havant Railway Station- 0.5 miles

By Road

The A27 and A3(M) are approximately 1.5 miles

By Air

Southampton Airport- 23.6 miles

Gatwick Airport- 55 miles

Heathrow Airport-64 miles

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[Book a viewing](#)

Mileway

Eliza Birkett
southeast@mileway.com
0203 991 3516

**Lambert
Smith
Hampton**

Elise Evans
eevans@lsh.co.uk
07703 393120

Kenan Rowles
krowles@lsh.co.uk
07709 502222



Andy Hellier
ah@hlp.co.uk
07930 661782

Matthew Poplett
matt@hlp.co.uk
07971 824525

Further information:

EPC
EPC to be reassessed - Targeting A.

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

Terms
A new lease will be granted on terms
to be agreed.

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

Rent
Rent on application.

Rateable Value
Rateable Value: £211,000
Source: VOA

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