



Unit 5 Beaver Industrial Estate, Southmoor Lane, Havant P09 1JW

TO LET

End of Terrace Industrial Unit

**1,171 Sq Ft
(109 Sq M)**

Unit 5 Beaver Industrial Estate, Southmoor Lane, Havant P09 1JW

DESCRIPTION

Unit 5 is constructed of part blockwork and profile cladding under a pitched insulated roof with steel portal frame. Access to the warehouse is via an up and over loading door which is 4m wide and 3.76m high. Services include 3 phase power, electric warm air heater and WC facility.

- ✓ End of terrace unit
- ✓ Ground floor officer
- ✓ 3 phase power
- ✓ Strip lighting
- ✓ 2 allocated parking spaces

LOCATION

Beaver Industrial Estate occupies a very accessible and recognised commercial location on the Havant South Industrial Estate off Harts Farm Way. Excellent road access connects to the A27/M27 and also to the A3(M) London to Portsmouth. Havant train station is within walking distance.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	1,171	109

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

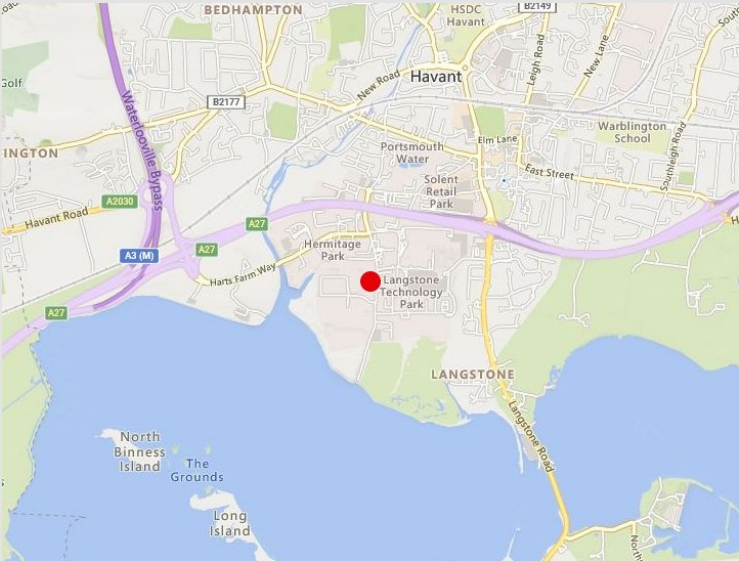
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new full repairing and insurance lease for a term to be agreed. Rent is on application.

EPC

The Energy Performance Asset Rating is C-74.



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Regulated by RICS 26-Apr-2024

VIEWING & FURTHER INFORMATION

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