UNITS 2 & 3 SPRING BUSINESS PARK, HAVANT, PO9 2NF

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

11,094 SQ FT (1,030.67 SQ M)

Vail Williams

Summary

Industrial warehouse unit

Available Size	11,094 sq ft
Rent	£166,410 per annum
Rates Payable	£56,640 per annum Prospective occupiers should rely on their own enquiries with the local rating authority Havant Borough Council.
Rateable Value	£118,000
Service Charge	N/A
Estate Charge	£10,554.46 per annum
EPC Rating	A

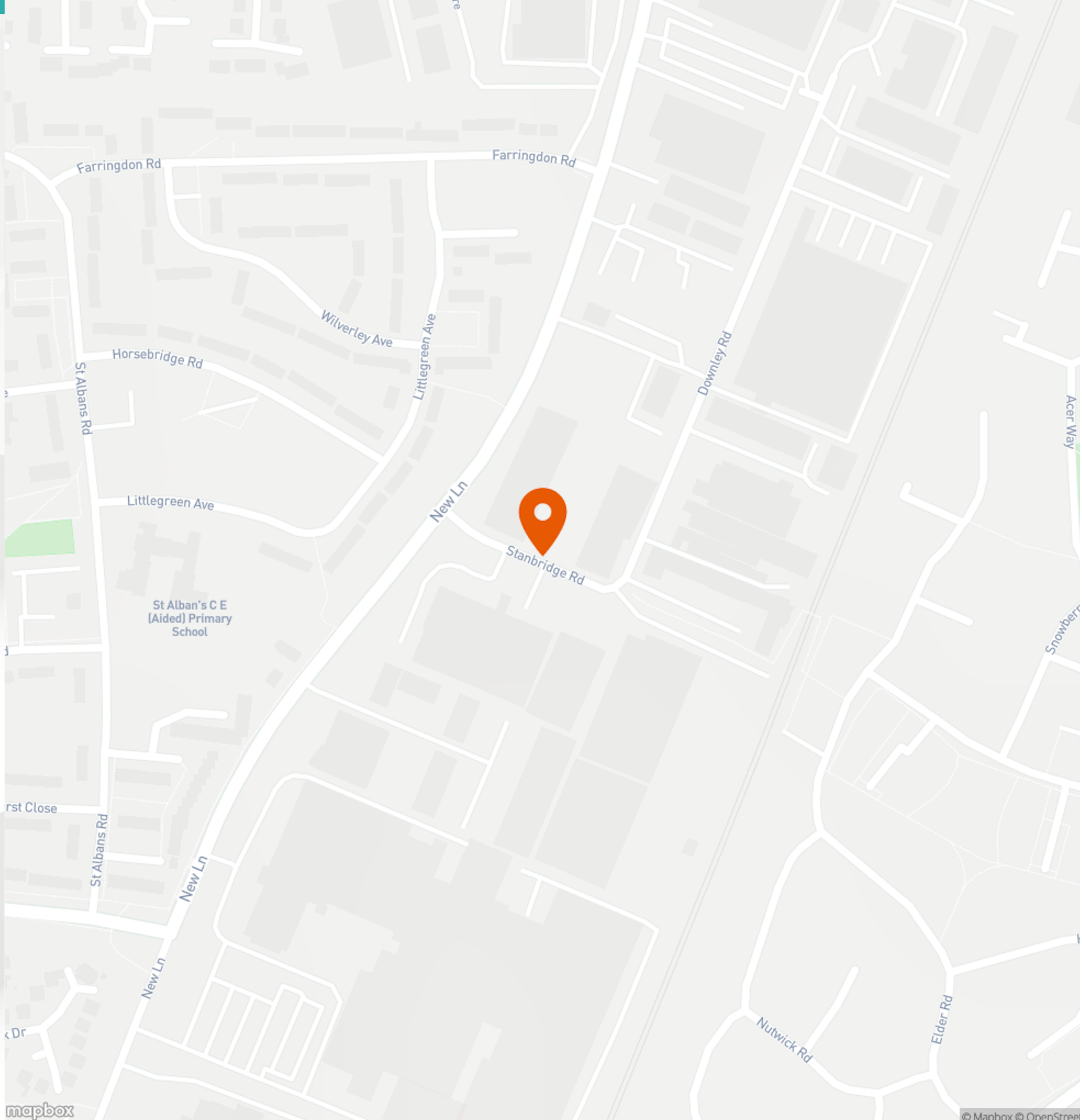
- BREEAM very good
- 2 x Electric loading door
- 8.4m eaves height
- B1, B2, B8 Industrial and warehouse use
- Parking
- EV charging points

Location

Units 2 & 3 Spring Business Park, New Lane, Havant, PO9 2NF

Spring Business Park is located on New Lane, Havant, on the established New Lane Industrial Estate. The park is well-connected – just 1.4 miles north of the A27 and the junction of the M27 and A3(M), providing excellent transport links with the cities and conurbations of Portsmouth, Southampton and with London.

Havant Train Station is also located 0.75 miles to the south providing direct links to London Waterloo (76 mins) and the major population centres of Portsmouth, Brighton and Southampton.



Further Details

Description

Units 2 & 3 Spring Business Park is a self contained industrial/warehouse unit built to a Grade A specification benefitting from the following key features:

- BREEAM Very Good
- The latest micro-clad panelling to front elevations.
- B1, B2, B8 Industrial and warehouse uses
- 2 x Electric loading doors
- 125 Kva 3 phase power per unit
- 8.4 m eaves height
- Concrete forecourt loading bays
- 20% roof lights
- EPC A
- 28 parking spaces
- Secure estate

Accommodation

The accommodation comprises the following approximate gross external areas:

Name	sq ft	sq m	Availability
Unit - 2 & 3	11,094	1,030.67	Available
Total	**11,094**	**1,030.67**	

VAT

All prices, premises 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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

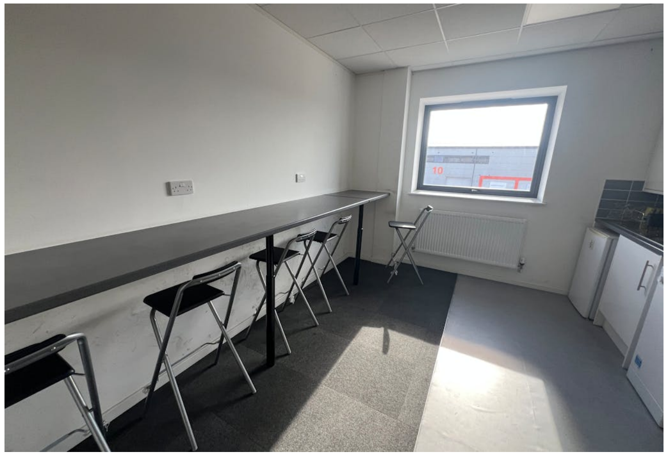
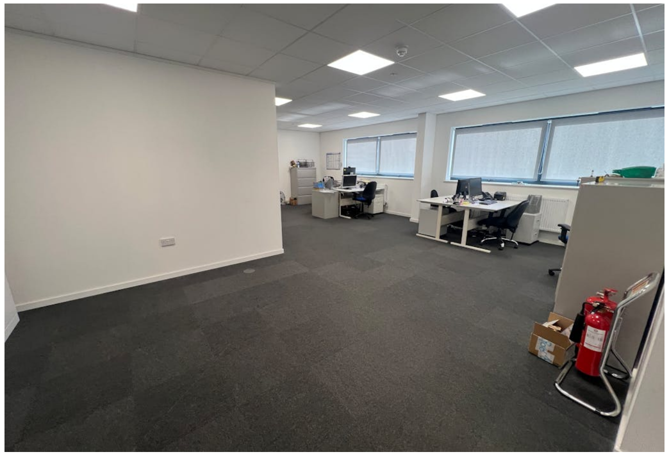
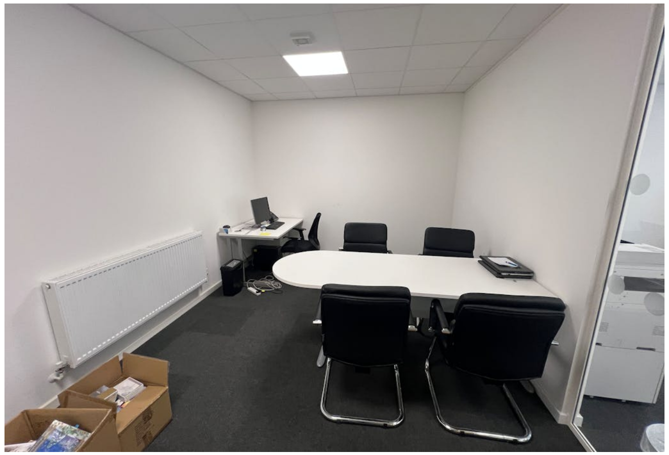
Terms

A new FRI lease to be negotiated direct with the landlord.




1
2
3
4
5



2
3
4




Enquiries & Viewings

Alex Gauntlett
agauntlett@vailwilliams.com
07584 657 826

Russell Mogridge
rmogridge@vailwilliams.com
07815 737175
02392203200

Oliver Sherriff (CBRE LTD)
07919392004
02380206355

Vail Williams
View on our website