



Unit C9, Endeavour Business Park, Penner Road, Havant, PO9 1QN

Self Contained Business Unit with Ground Floor Production Space & First Floor Offices

Summary

Tenure	To Let / For Sale
Available Size	1,401 to 2,804 sq ft / 130.16 to 260.50 sq m
Rent	£37,000 per annum
Price	£440,000
Service Charge	N/A

Key Points

- Modern Open Plan self contained Unit
- Excellent Transport Links to A27 / M27 / A3
- Ready for Occupation
- Allocated Parking & Loading Area
- GF & FF could be taken independently
- Not suitable for Motortrade

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Description

The property comprises a ground floor workshop / production area with first floor office with a kitchenette and toilet. There is a disabled toilet on the ground floor. The ground floor industrial space is largely open plan, but has been subdivided to create office space and loading area with an up and over electric loading door. To the rear is a small loading area plus parking. Upstairs is open plan office space with kitchen and toilet.

Location

Unit C9 is situated on the outskirts of Havant a short distance from Portsmouth and Southampton is accessed via the M27 motorway network. Nearby occupiers include Kahrs, IVL Leasing, Compass Contract Hire and Motorent. Penner Road is situated just to the south of the A27 with easy access onto the A3 / M27 giving the building easy access to the national motorway network.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	1,401	130.16	Available
1st - Office	1,403	130.34	Available
Total	2,804	260.50	

Specification

- * Cat 5 Network Cabling
- * Fire Alarm / Intruder Alarm
- * Electric Heating
- * Tea Point on GF / Kitchenette on FF
- * Suspended Ceiling
- * Triple Aspect
- * Aluminium Double Glazed Windows
- * Parking x 7 (3 front 4 rear)
- * Fully Carpeted
- * GF Floor to Ceiling Height 3.22m
- * Electric Up and Over Loading Door 2.5m h x 2.23m w
- * W.C & Wash Hand Basin on GF
- * Cat 3 Lighting throughout the GF
- * Pedestrian Access to front & rear

Terms

Available on a new effective full repairing insuring lease for a term to be agreed at a quoting rent of £37,000 per annum or the freehold is for sale at a price of £440,000 plus VAT.

Business Rates

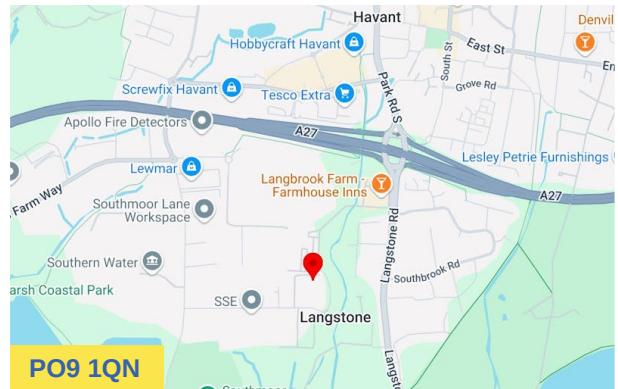
Ground Floor - Rateable Value £17,250 First Floor - Rateable Value £17,250
You are advised to make your own enquiries in this regard with the local authority before making a commitment.

Other Costs

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

An Estate Service Charge may be payable, further details on request.

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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