



## Unit 7 Downley Point, Downley Road, Havant, PO9 2NA

### INDUSTRIAL / WAREHOUSE UNIT

#### Summary

Tenure	To Let
Available Size	2,036 sq ft / 189.15 sq m
Rent	£25,500 per annum
Rates Payable	£9,296.25 per annum
Rateable Value	£16,750
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

#### Key Points

- First Floor Offices
- Self Contained
- Concrete Floor
- Up & Over Loading Door
- Eaves Height 4.78m
- 3.48w x 4.48h
- 4 Allocated Parking Spaces
- 3 Phase Power
- Not Suitable for Motor Trade Uses



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## Description

The unit is constructed of a steel portal frame with part block, part metal clad elevations. It benefits from a profile metal roof with inset natural roof lights and high bay lights.

The unit comprises a ground floor warehouse with up and over roller loading door, first floor office and 4 allocated parking spaces to the front of the unit. The unit is to benefit from redecoration, new carpets in the offices and LED lighting.

## Location

Havant is located 8 miles north east of Portsmouth City Centre and lies in close proximity to the M27 and A3.

The property is approximately 2 miles from the A27 on Downley Road and is located in close proximity to the Hayward Business Centre. Downley Road is accessible from New Lane.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,835	170.48	Available
1st - Office	201	18.67	Available
<b>Total</b>	<b>2,036</b>	<b>189.15</b>	

## Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a rent of £25,500 per annum.

## Business Rates

Rateable Value £16,750 pa - Source [www.voa.gov.uk](http://www.voa.gov.uk)

From 1st April 2026 the Rateable Value will increase to £19,250 pa

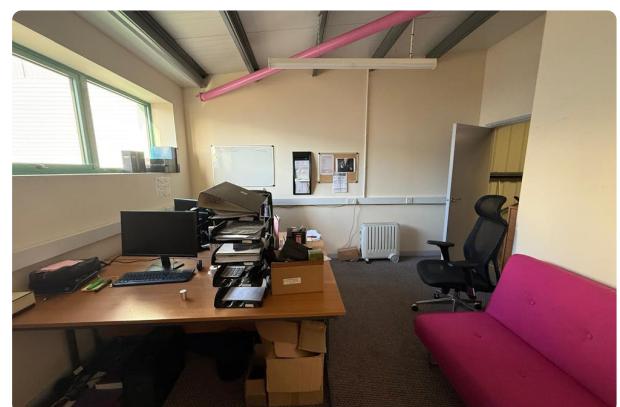
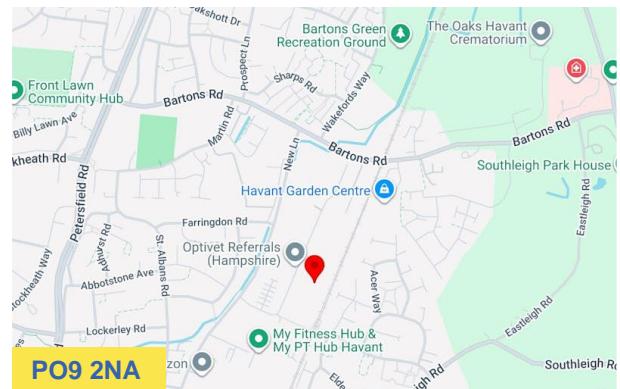
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## Other Costs

Legal Costs - Each party to be responsible for their own costs incurred.

VAT - Unless stated otherwise all rents and costs are exclusive of VAT

Buildings Insurance and Estate Service Charge will be payable by the in-going tenant



## Viewing & Further Information

Tom Holloway

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