

WITHOUT PREJUDICE



## 23 The Tanneries, Brockhampton Lane, Havant, PO9 1JB

Industrial Unit Available

### Summary

Tenure	To Let
Available Size	1,996 to 3,110 sq ft / 185.43 to 288.93 sq m
Rent	£23,000 per annum
Service Charge	£1,831.64 per annum
Rateable Value	£17,000
EPC Rating	C (53)

### Key Points

- Prominent Site
- Close to Solent Retail Park
- x4 Allocated Parking Spaces
- Loading Door and Pedestrian Access
- New Lease Available
- Mezzanine Can Be Removed
- No Motor Trade

Regulated by



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Description

The subject unit is a corner terrace industrial unit with a roller shutter loading door and separate pedestrian door. Inside the unit has a mezzanine floor incorporating offices, storage and a kitchenette, x2 W.C. and wash hand basin.

The property benefits from x4 allocated parking spaces

The mezzanine can be removed if required.

Location

The Tanneries, Brockhampton Lane is just a few hundred metres from the town's A27 junction. Havant offers excellent transport links with direct access to the A3 (M) & A27/M27. The excellent road communications are complimented by frequent rail service to London Waterloo and other major south coast centres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,996	185.43	Available
Mezzanine	1,114	103.49	Available
<b>Total</b>	<b>3,110</b>	<b>288.92</b>	

Specification

- Concrete floor
- North facing roof lighting
- Insulated roof
- 3.8m min eaves height
- 2.2m min eaves under mezz height
- 7.5m to ridge
- Manual loading door 3.5m high x 3.7m wide
- Mezzanine floor (can be removed)
- x2 WC & wash hand basin
- x4 allocated parking spaces

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed, at a rent of £23,000 per annum.

Business Rates

Rateable value: £17,000 (Source - VOA).

You are advised to confirm the rates payable with the local council before making a commitment.

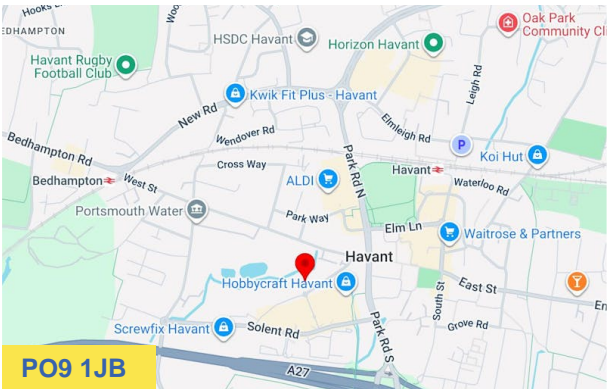
Other Costs

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

Service charge: £1831.64 plus VAT per annum is payable for external maintenance and upkeep of communal areas of the site.

Buildings Insurance: £748.78 per annum

VAT is applicable.



Viewing & Further Information

James West  
02392 377800 | 07415438230  
James@hi-m.co.uk

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