



UNITS 1, 2 & 3 SPRING BUSINESS PARK, HAVANT, PO9 2NF

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

5,170 TO 16,264 SQ FT (480.31 TO 1,510.98 SQ M)



Summary

Industrial warehouse units - available combined or individually

Available Size	5,170 to 16,264 sq ft
Rent	£77,550 - £243,960 per annum
Business Rates	Prospective occupiers should rely on their own enquiries with the local rating authority Havant Borough Council.
Service Charge	£0.95 per sq ft
EPC Rating	A

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



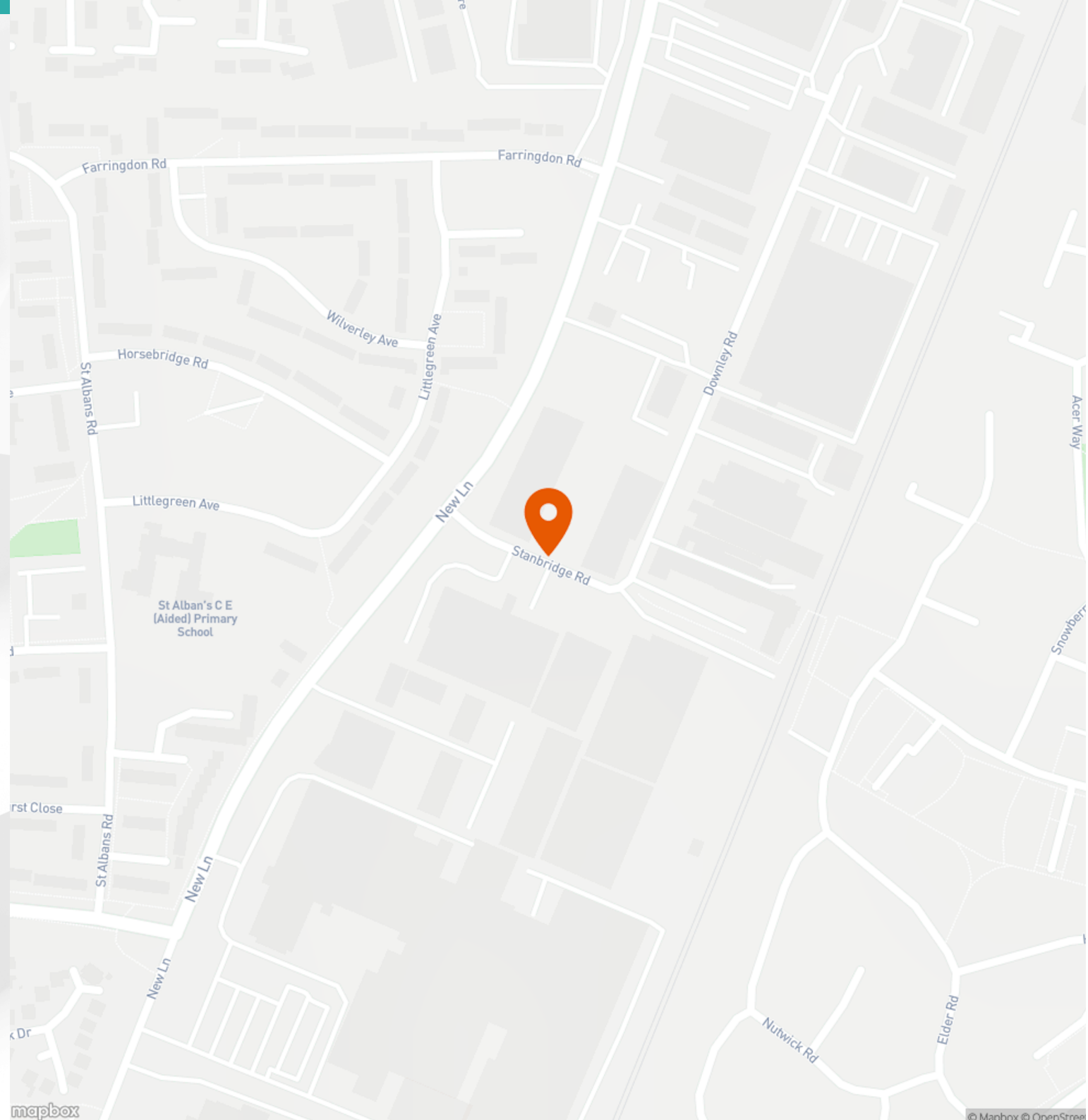
Location



**Units 1, 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 1, 2 & 3 Spring Business Park are self contained industrial/warehouse units 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
- Electric loading doors
- 125 Kva 3 phase power per unit
- 8.4 m eaves height
- Concrete forecourt loading bays
- 20% roof lights
- EPC A
- 40 parking spaces

Currently units 2&3 are combined and available as a single unit but there is the ability to combine units 1-3 together offering just over 16,000 sqft.

Accommodation

The accommodation comprises the following approximate gross external areas:

Name	sq ft	sq m	Availability
Unit - 1	5,170	480.31	Available
Unit - 2 & 3	11,094	1,030.67	Available
Total	16,264	1,510.98	

VAT

All prices, premises and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal costs

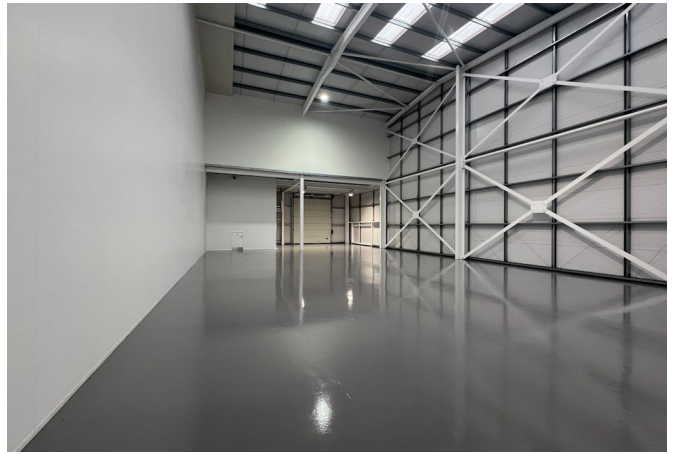
Each party to be responsible for their own legal costs incurred in any transaction.

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.





Enquiries & Viewings



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