



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET / FOR SALE

PERFECT TRADE COUNTER LOCATION



Unit 2 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

Modern Industrial / Warehouse

Summary

Tenure	To Let / For Sale
Available Size	2,815 to 3,594 sq ft / 261.52 to 333.89 sq m
Rent	£35,000.00 per annum
Price	£425,000.00
EPC Rating	C (62)

Key Points

- Modern Industrial Unit
- On-site Parking / Loading Area
- Good Trade Location
- Adjacent Junction 4 of the A3M
- Close to Asda/McDonalds & KFC

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Description

The premises are of steel portal frame construction with plastic coated steel profile cladding to both elevations and roof incorporating 10% natural roof lights.

Access to the factory / warehouse is via electrically operated overhead section loading door. At first floor level is a mezzanine floor, suitable for storage.

Location

The Larchwood Business Centre is situated to the northwest of Havant adjacent to Purbrook Way and close to junction 4 of the A3M. The Larchwood Business Centre comprises a development with good visibility from Purbrook Way a busy main road and bus route. Asda, MacDonald's and the B&Q Superstore are within close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,815	261.52	Available
Mezzanine - Store	779	72.37	Available
Total	3,594	333.89	

Specification

High Bay Lighting
2 x separate WCs
3 Phase Power
Power Floated Concrete Floor
Min. Eaves 5.50m
Loading 3.97m (h) x 3.54m (w)
Parking + Loading Bay

Terms

Available by way of a new full repairing lease for a term to be agreed, at a rent of £35,000 per annum, alternatively the freehold is available at a quoting price of £425,000.00.

Business Rates

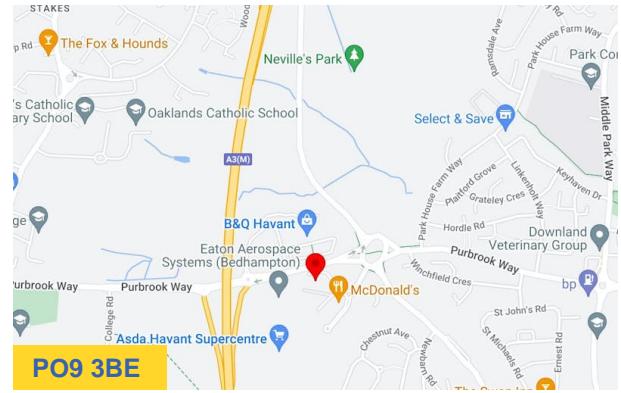
Rateable Value £23,000

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

Other Costs

Service Charge & Buildings Insurance will be payable, further details upon request.
Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

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



Viewing & Further Information

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