



400-450 NEST BUSINESS PARK, HAVANT, PO9 5TL

INDUSTRIAL / WAREHOUSE TO LET

6,404 SQ FT (594.95 SQ M)



Summary

Hi-Tech Business Premises - TO LET

Available Size	6,404 sq ft
Rates Payable	£26,568 per annum Rateable value from 1st April 2026 as per www.VOA.gov.uk
Rateable Value	£61,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

- Located on a secure business park
- Ability to create a secure yard
- 14 Car parking spaces
- On-site security office
- Shower and WC facilities
- Open plan office space



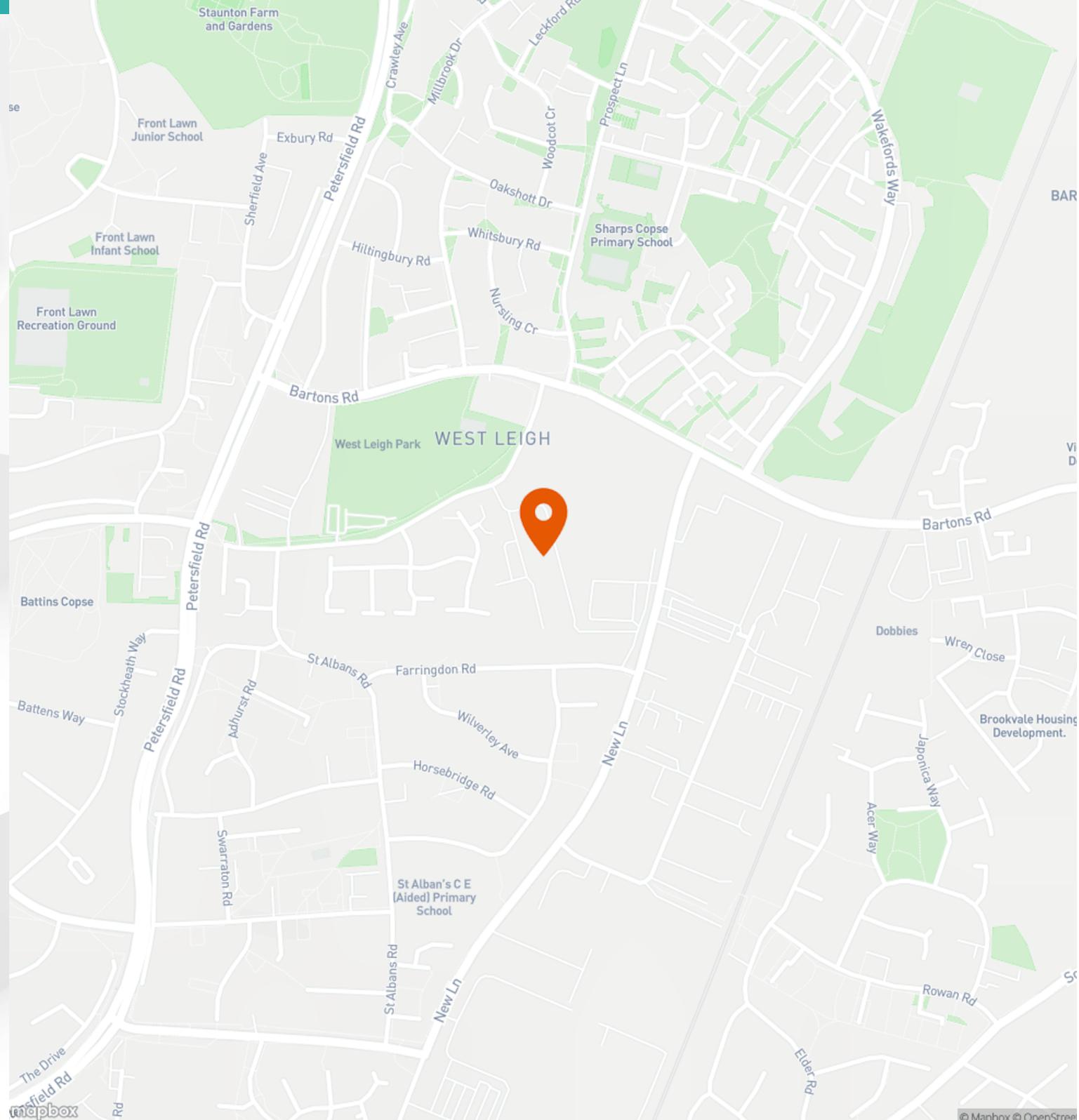
Location



**400-450 Nest Business Park,
Martin Road, Havant, PO9 5TL**

Havant is well located at the junction of the A3(M) with the A27/M27 on the south coast.

Havant is an established industrial area. Nest Business Park is located on the northern side of the town adjacent to the major New Lane Industrial area.





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Further Details

Description

Unit 400-450 is a high quality business unit, built in the late 1990s located on a secure estate. The building has been constructed by a steel portal frame with composite cladding panel to the roof and elevations.

Internally the unit will provides an open plan warehouse area, benefitting from WC & shower facilities, an office area with LED lighting, heating and kitchenette. An additional showroom/office area has been created within the warehouse.

Externally, there is car parking to the front and additional parking/loading apron to the rear, providing direct access to the unit via 2 loading doors.

Viewings

Strictly by appointment through the sole agents.

Terms

The property is available by way of a new lease direct from the landlord on terms to be agreed.

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.

Legal Costs

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







Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Alice Masterman

amasterman@vailwilliams.com

07393 235709



**Vail
Williams**

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