



Unit 26 The Tanneries, Brockhampton Lane, Havant, PO9 1JB Workshop Unit

Summary

Tenure	To Let
Available Size	1,423 sq ft / 132.20 sq m
Rent	£13,000 per annum
Rates Payable	£3,642.70 per annum
Rateable Value	£7,300
EPC Rating	E (117)

Key Points

- Prominent Site
- Close to Solent Retail Park
- Allocated Parking
- New Lease Available

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Description

The subject unit is a mid terrace industrial unit with a concertina loading door. Inside the unit has a mezzanine storage floor, W.C. and wash hand basin and a tea point.

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 Waterlooville and other major south coast centres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 26	1,200	111.48	Available
Mezzanine	223	20.72	Available
Total	1,423	132.20	

Specification

- Concrete floor
- North facing roof lighting
- Access road min width 2.8m
- Insulated roof
- 3.4m min eaves height
- 7.64m to ridge
- 3 phase power
- Mezzanine floor
- WC & wash hand basin
- Allocated parking - 3 spaces

Terms

Available on a new lease for a term to be agreed at a rent of £13,000 pa

Business Rates

Rateable Value: £9,900 [£10,500 from 1st April 2026] - Source: VOA

*The premises may benefit from Small Business Rates Relief, you are advised to make your own enquiries with the Local Authority before making a commitment to lease.

Other Costs

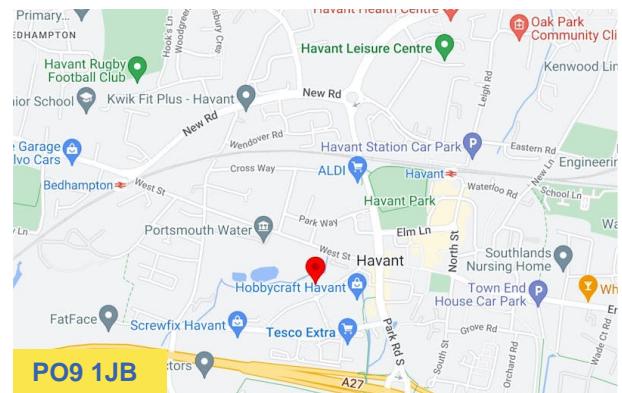
Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge - £1,127.93 plus VAT

Buildings Insurance - £450.81 plus VAT

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT is applicable



Viewing & Further Information

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