HOLLOWAY ILIFFE & MITCHELL

Industrial
TO LET



Unit 6 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

Modern Industrial Warehouse Unit

Summary

Tenure	To Let
Available Size	4,362 sq ft / 405.24 sq m
Rent	£40,000 per annum
Service Charge	£2,129.16 per annum
Rateable Value	£31,750
EPC Rating	D (82)

Key Points

- First floor office and storage
- Prominent road frontage
- Modern industrial unit
- Adjacent junction A3(M) & ASDA
- Demised parking
- Steel Mezzanine

Regulated by RICS

hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Unit 6 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

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. A mezzanine floor has been fitted to provide separate office and storage with ground floor WC, kitchen and reception / office.

Externally there are 5 demised parking spaces, forecourt and loading area.

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 estate benefits from good visibility from Purbrook Way a busy main road and bus route.

The adjacent area accommodates Asda, McDonalds and B&Q Superstore.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit	2,391	222.13	To Let	Available
Mezzanine	1,971	183.11	To Let	Available
Total	**4,362**	**405.24**		

Specification

* Concrete Floor
* Kitchen
* x2 w/c
* Steel Port Frame and Mezzanine
* Min Eaves to frame 5.4m / Min Eaves to Mezz 2.8m
* Electric Up and Over Door - Loading 3.5m (w) x 4m (h)
* Ground and First Floor Office Space
* Skylights
* x5 Parking Spaces
* Trunking

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed at a rent of £40,000 per annum exclusive.

Bussiness Rates

Rateable Value: £31,750 (Source: voa.gov.uk)

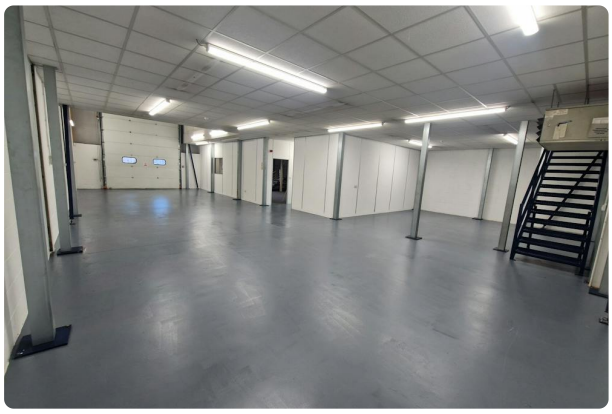
You are advised to confirm these figures before making a commitment.

Other Costs

A service charge of £2,129.16 (inclusive of VAT) is payable to cover costs such as maintenance and repair of common parts landscaping management fees.
Building insurance for the current policy is £616.68, renewing on the 1st Oct yearly.
Each party to be responsible for their own legal costs incurred in the transaction.
Unless stated otherwise, all prices and rents are quoted exclusive of VAT.
VAT - Elected







Viewing & Further Information

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

More properties like this at www.hi-m.co.uk

HOLLOWAY ILIFFE & MITCHELL

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 26/11/2026


6

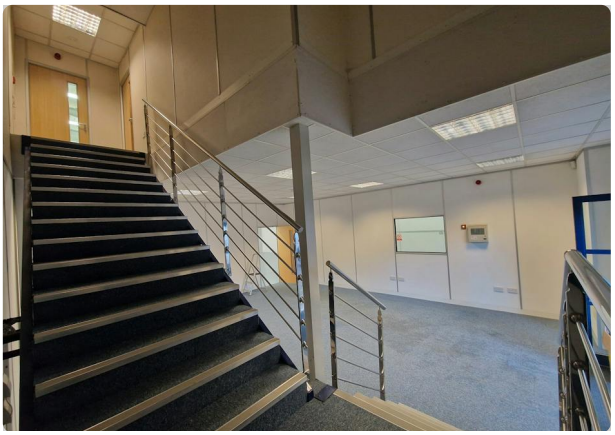

















BUSINESS CENTRE
1 FTVL
2 PiLON Ltd
3 Basecamp 2
4 Mitchell & James Caravans Ltd
5 C&S MOT Testing Ltd
6 Bespoke Gazebos Ltd
7 Printer Graphics Ltd


LARCHWOOD
BUSINESS CENTRE
1 FTVL
2 PiLON Ltd
3 Basecamp 2
4 Mitchell & James Caravans Ltd
5 C&S MOT Testing Ltd
6 Bespoke Gazebos Ltd
7 Printer Graphics Ltd
Site Managed by


MOT's For
6