

17 THE TANNERIES, HAVANT, PO9 1JB

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

5,448 SQ FT (506.14 SQ M)

Vail Williams

Summary

Industrial/Warehouse Unit - TO LET

Available Size	5,448 sq ft
Rent	£70,000 per annum
Rates Payable	£27,840 per annum
Rateable Value	£58,000
EPC Rating	C (55)

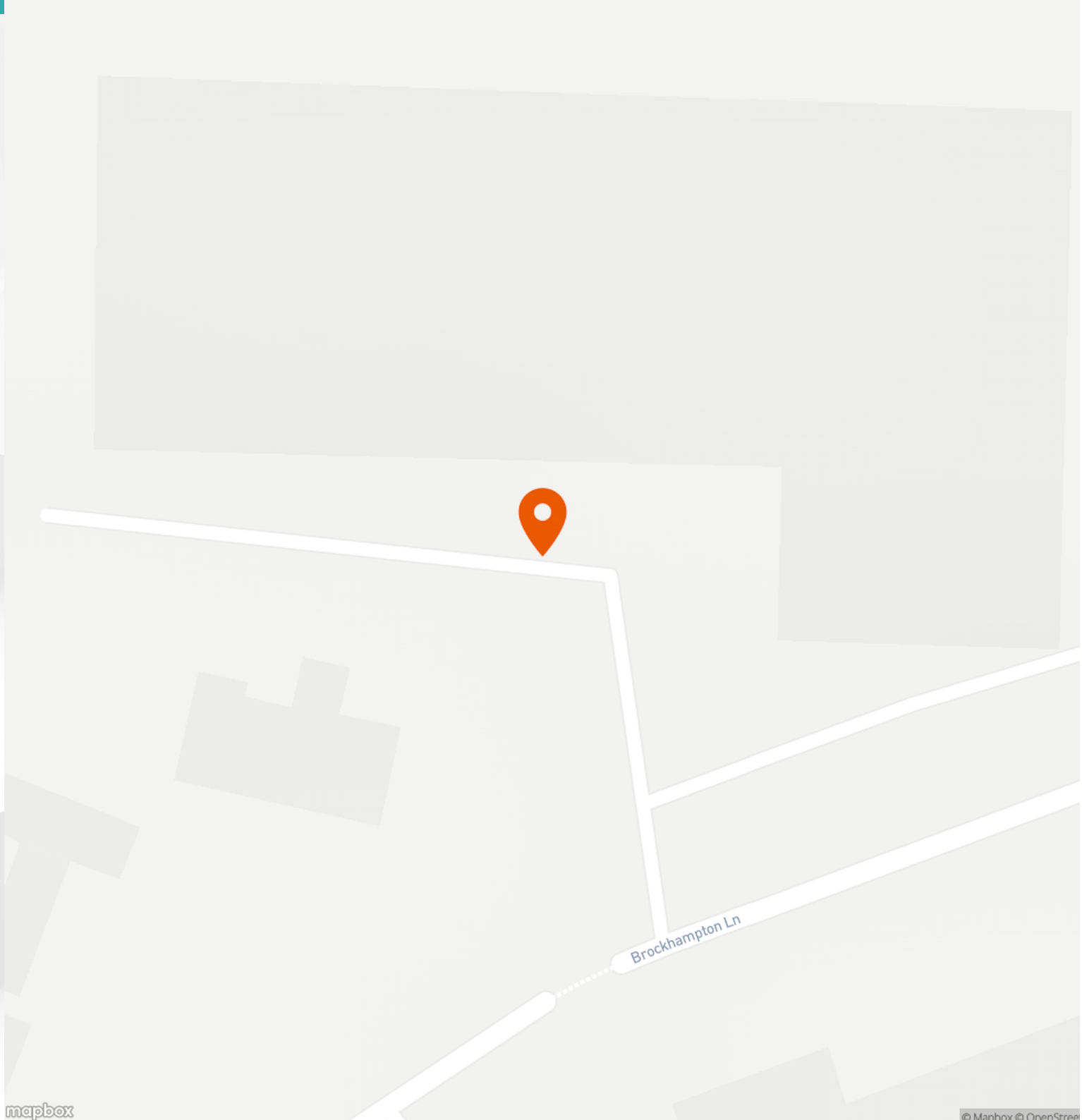
- First floor offices
- Allocated parking
- Minimum eaves 5.53m
- Warehouse LED lighting
- Loading door



Location

17 The Tanneries,
Brockhampton Lane, Havant,
PO9 1JB

Unit 17 The Tanneries is situated in a well-established industrial/warehouse location on Brockhampton Lane, just off Solent Road, and a short walk to Havant Town Centre, Havant mainline railway station and bus terminus.
The Tanneries Industrial Estate is situated just north of the A27 and benefits from excellent access to the A27/M27, linking to the A3(M). Occupiers adjacent to Unit 16 include Hourglass, Inovolt and Naviton. The surrounding area has recently experienced significant regeneration. This includes Havant Retail and Trade Park located adjacent to the Tanneries. Solent Trade Park includes ScrewFix, Tool Station and Halfords.
Tesco Extra, Havant High Street and the Meridian Shopping Centre offer additional retail and amenities, with provisions including banking facilities and eateries such as McDonalds and Subway.





Further Details

Description

The property comprises a mid-terrace, part profile steel clad industrial/warehouse unit with office accommodation at first floor level. The warehouse is constructed of brick/render and profile steel clad concrete portal frame under a pitched roof incorporating translucent panelling. The first floor office accommodation benefits from good natural light.

The industrial warehouse area benefits from: -

- Allocated car parking spaces
- Three phase power
- Roller shutter door (4.25m x 4.3m)
- Minumum eaves 5.53m
- Male & female WCs

Terms

Available on a new lease for a term to be agreed.

VAT

The property is elected for VAT

Legal costs

Each party to be responsible for their own legal costs.

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.













Enquiries & Viewings



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Vail Williams

View on our website

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