



The Orion Centre, Dunsbury Way, Havant, PO9 5BG

Purpose Built Medical Centre

Summary

Tenure	To Let
Available Size	1,700 to 3,404 sq ft / 157.94 to 316.24 sq m
Rent	Rent on Application
Business Rates	To be re-assessed
EPC Rating	D (93)

Key Points

- 3,404 sq.ft over part ground floor (1,700 sq.ft) & part first floor (1,704 sq.ft)
- Excellent Location Situated within 3 Miles of 3 Mainline Railway Stations
- Fitted out to accommodate a Commercial or Clinical/Medical Occupier



Description

The Orion Centre is a purpose built medical centre fitted out to accommodate a commercial or clinical/medical occupier.

The vacant space is arranged over part ground and part first floor totalling 3,404 sq ft.

The part ground floor is of rectangular shape whilst the part first floor is arranged in a U shape, with both floors benefitting from good levels of natural light.

Location

The Orion Centre is situated in Leigh Park, a large suburb of Havant. Havant is strategically located on the A27/M27/ A3(M) and forms part of the extensive M27/ Solent corridor, providing easy access to Portsmouth, Southampton and Central London. The centre is less than 2 miles from Havant and Bedhampton train stations and less than 3 miles from Warblington train station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Part	1,700	157.94	Available
1st - Part	1,704	158.31	Available
Total	3,404	316.25	

Specification

- Carpeting throughout
- Male and female WC's on each floor
- Solid floor throughout
- Recessed Cat II lighting
- Central heating
- Suspended mineral fibre ceilings

Terms

Terms and rent on application

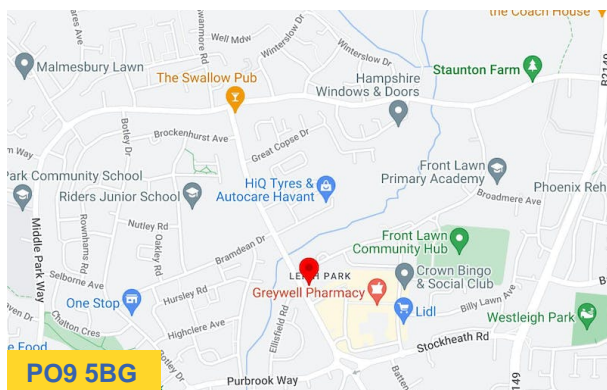
Rateable Value

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

Other Costs

Legal Costs - Each Party to be responsible for their own legal costs incurred in the transaction.

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



Viewing & Further Information

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