

HAVANT

10E Solent Trade Park, PO9

1JH



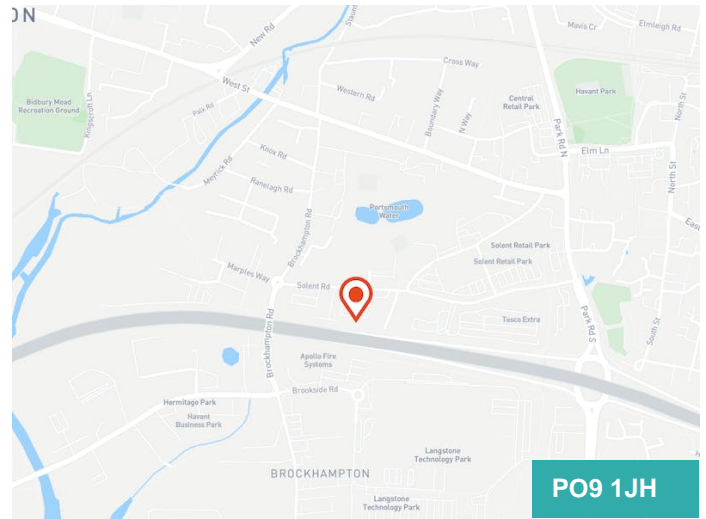
INDUSTRIAL / WAREHOUSE TO LET

1,574 SQ FT

- 6m min eaves height
- 3 allocated car parking spaces
- Suitable for trade counter use
- Easy access to M27
- Loading door 2.67m (w) x 4.01m (h)

Industrial/Warehouse Unit Suitable for Trade Counter Use

vailwilliams.com



Summary

Available Size	1,574 sq ft
Rent	£23,610 per annum
Rateable Value	£17,000 from 1 April 2023
EPC Rating	C (63)

Description

The unit is of steel portal frame construction with a combination of brickwork and profile clad elevations. There is an up and over manual roller shutter door to the front elevation alongside a customer entrance. Internally there is a brick built WC.

The property benefits from 3 phase electric and gas supply. There is potential to combine this unit with unit 10F to provide 3,148 sqft gross internal area (excluding any mezzanine area).

There are many national trade counter occupiers locally, such as Screwfix, Jewson, Plumlink, Halfords and Toolstation.

Location

The site is superbly situated within an established retail/trade area of Havant with excellent road connections to the A27, M27 and A3(M) networks.

Accommodation

The accommodation comprises of the following gross internal area:

Name	sq ft	sq m
Unit - 10E	1,574	146.23
Total	1,574	146.23

Terms

A new full repairing and insuring lease is available for a term to be agreed.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT.



Alex Gauntlett
07584 657826
agauntlett@vailwilliams.com



Oliver Hockley
07557 504952
ohockley@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 14/11/2023



