

HAVANT

10D Solent Trade Park, PO9

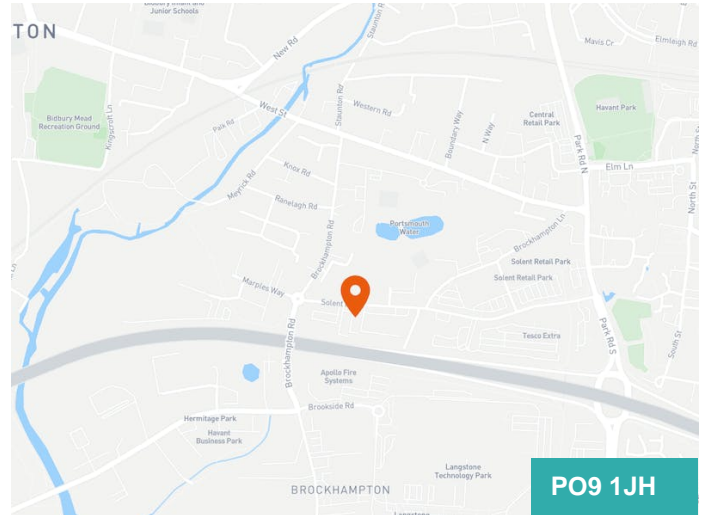
1JH



INDUSTRIAL / WAREHOUSE TO LET

2,105 SQ FT

- 6m 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)



Summary

Available Size	2,105 sq ft
Rent	£31,575 per annum
Rateable Value	£22,750 from 1 April 2023
EPC Rating	B (46)

Description

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

The property benefits from 3 phase electricity and gas supply.

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 the following gross internal areas:

Name	sq ft	sq m
Ground	2,105	195.56
Total	2,105	195.56

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.

Legal Costs

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

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.



Alex Gauntlett
07584 657826
agauntlett@vailwilliams.com



Oliver Hockley
07557 504952
ohockley@vailwilliams.com

vailwilliams.com

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