



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET

INCENTIVES AVAILABLE

Units 2 - 3 Dakota Business Park, Downley Rd, Havant, PO9 2NJ

Well Located Modern Industrial Unit

Summary

Tenure	To Let
Available Size	7,853 sq ft / 729.57 sq m
Rent	£75,000 per annum
Service Charge	N/A
EPC Rating	C (71)

Key Points

- Excellent Communication Links
- Minimum Eaves 7.10m
- Loading Doors 4.04m high
- Good Parking Provision & 2 x Loading Bays
- 1st Floor Fully Fitted Office



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Units 2 - 3 Dakota Business Park, Downley Rd, Havant, PO9 2NJ

Description

The subject units are at the southern end of a block of 6 units and are adjacent to the estate road. The building is of a steel portal frame construction with profile steel cladding over the elevations and roof. The roof incorporates roof lighting throughout. The buildings were built in approximately 2006. Units 2 & 3 are currently formed as one unit. Unit 2 being open plan and Unit 3 having the benefit of a concrete mezzanine floor, offices and toilet facilities at ground floor level. The first floor offices are fully fitted with suspended ceiling, cat II lighting, recessed air conditioning, perimeter trunking with the ground floor offering offices, a tea point and 2 separate w.c.'s. Externally, there is parking for up to 16 vehicles plus loading bays.

Location

Dakota Business Park is located on the northern end of Downley Road, Havant on the established New Lane Industrial Estate. The Park is well connected just 1.5 miles north of the A27 and junction of the M27 and A3M providing excellent transport links with the City and conurbations of Portsmouth, Southampton and links with London.

Portsmouth is approximately 7 miles to the west and Chichester is 11 miles to the east. Havant Railway Station is approximately 0.75 miles to the south providing direct links to London, Waterloo. Havant Town Centre is within 1 mile of the property. The subject buildings are on the right hand side of the estate road after you enter the Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	6,776	629.51	Available
1st - Office	1,077	100.06	Available
Total	7,853	729.57	

Specification

2 Electric Up & Over Loading Doors
Loading Doors 3.72 m (w) x 4.04 m (h)
7.10m Eaves height
Roof Lighting
Three Phase Power
Mezzanine Office
16 Parking Spaces & 2 x Loading Bays

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £75,000 pa, please note incentives available. Further details upon request.

Business Rates

Rateable Value £49,500 per annum
You are advised to make your own enquiries in this regard with the Local Authority before making a commitment to lease.

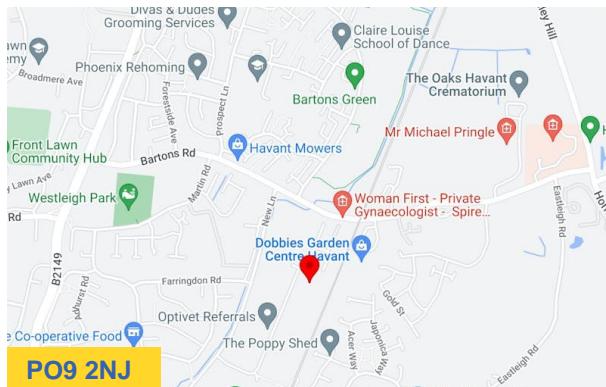
Other Matters

Service Charge payable to cover the cost such as maintenance of the estate and common parts along with Buildings Insurance. Costs on application.

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

VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT

Agency | Property Management | Valuation | Lease Advisory



Viewing & Further Information

Tom Holloway

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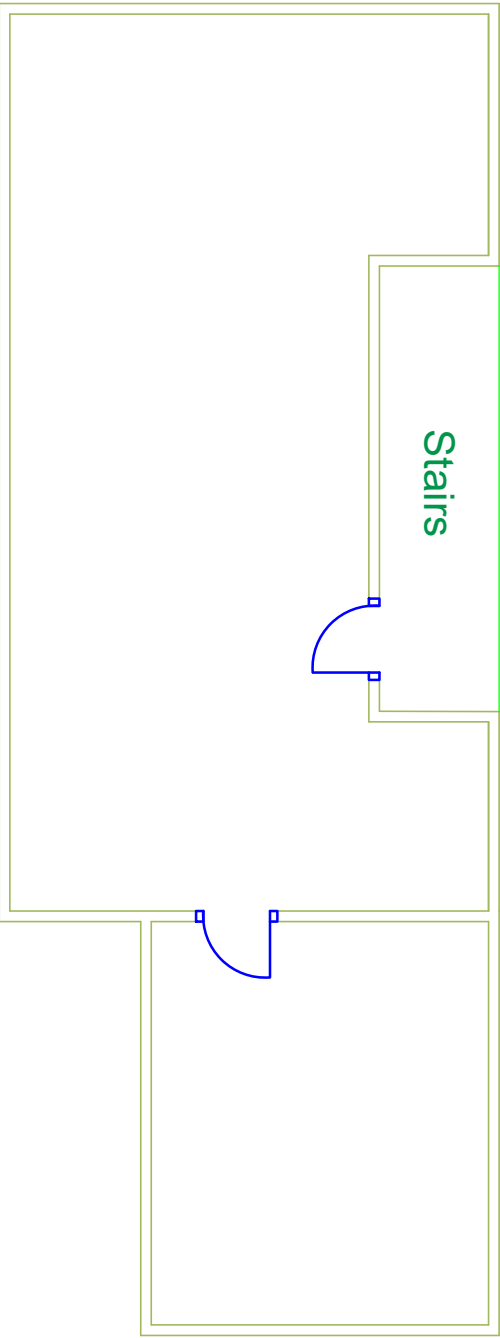
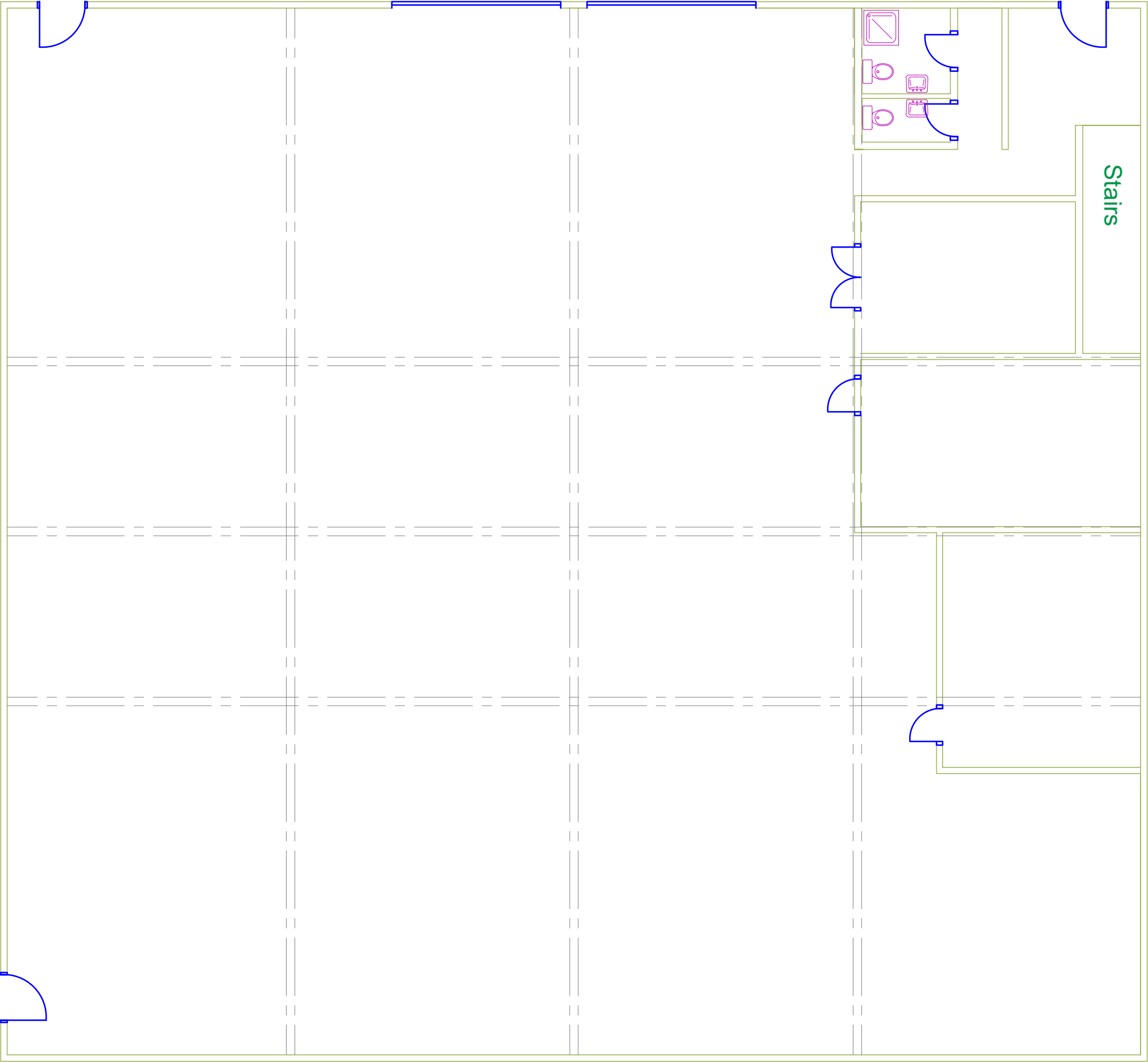


Ground Floor

First Floor



Front Elevation



Note to Builder / Contractor: Do not scale to ascertain dimensions.
(This is not applicable to Planners).

Revision	Date	Description	By	Check
-	-	-	-	-
Client		Drawing Title		
AXER Limited		2/3 Dakota Existing		
		Ground and first floor plan		
Project Title		Scale	1:100 @ A3	Drawn by AG
2/3 Dakota Business Park,		Date	03/01/2023	Checked by RA
Havent, Eastleigh		Job No.	P09 2NJ	Drg. No. Rev.
		J0060012		
Architecture & Building Consultancy		Carter Jonas		
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