

# HAVANT

10C Solent Trade Park, PO9

1JH



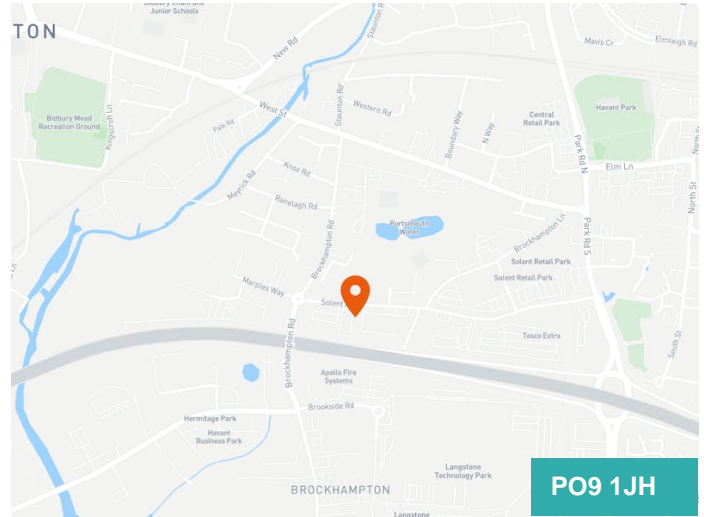
## INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

**1,043 SQ FT**

- 6m minimum eaves height
- Suitable for trade counter use
- Easy access to M27
- Loading door 2.67m (w) x 4.01m (h)

**Industrial/Warehouse To Let**

**vailwilliams.com**



## Summary

|                       |                   |
|-----------------------|-------------------|
| <b>Available Size</b> | 1,043 sq ft       |
| <b>Rent</b>           | £17,000 per annum |
| <b>EPC Rating</b>     | Upon Enquiry      |

## 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 areas:

| Name         | sq ft        | sq m         |
|--------------|--------------|--------------|
| Unit         | 1,043        | 96.90        |
| <b>Total</b> | <b>1,043</b> | <b>96.90</b> |

## Terms

A new full repairing and insuring lease is available on terms 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 the 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.



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