



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET / FOR SALE

PERFECT TRADE COUNTER LOCATION



Unit 2 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

Modern Industrial / Warehouse

Summary

| | |
|----------------|--|
| Tenure | To Let / For Sale |
| Available Size | 2,815 to 3,594 sq ft / 261.52 to 333.89 sq m |
| Rent | £35,000 per annum |
| Price | £425,000 |
| EPC Rating | C (62) |

Key Points

- Modern Industrial Unit
- On-site Parking / Loading Area
- Good Trade Location
- Adjacent Junction 4 of the A3M
- Close to Asda/McDonalds & KFC



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PORTRSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Unit 2 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

Description

The premises are of steel portal frame construction with plastic coated steel profile cladding to both elevations and roof incorporating 10% natural roof lights.

Access to the factory / warehouse is via electrically operated overhead section loading door. At first floor level is a mezzanine floor, suitable for storage.

Location

The Larchwood Business Centre is situated to the northwest of Havant adjacent to Purbrook Way and close to junction 4 of the A3M. The Larchwood Business Centre comprises a development with good visibility from Purbrook Way a busy main road and bus route. Asda, MacDonald's and the B&Q Superstore are within close proximity.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------------|--------------|---------------|--------------|
| Ground - Warehouse | 2,815 | 261.52 | Available |
| Mezzanine - Store | 779 | 72.37 | Available |
| Total | 3,594 | 333.89 | |

Specification

High Bay Lighting
2 x separate WCs
3 Phase Power
Power Floated Concrete Floor
Min. Eaves 5.50m
Loading 3.97m (h) x 3.54m (w)
Parking + Loading Bay

Terms

Available by way of a new full repairing lease for a term to be agreed, at a rent of £35,000 per annum, alternatively the freehold is available at a quoting price of £425,000.00.

Business Rates

Rateable Value £23,000

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

Other Costs

Service Charge & Buildings Insurance will be payable, further details upon request.
Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

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



Viewing & Further Information

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