



**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**

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,815 to 3,594 sq ft / 261.52 to 333.89 sq m
<b>Rent</b>	£35,000 per annum
<b>Price</b>	£425,000
<b>EPC Rating</b>	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



**hi-m.co.uk**

PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

## 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
<b>Total</b>	<b>3,594</b>	<b>333.89</b>	

## 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

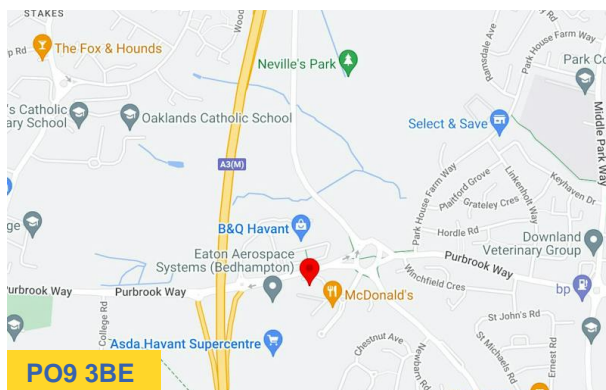
Rateable Value £23,000

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

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 30/01/2024





