



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# FOR SALE

**36 New Lane, Havant, Hampshire PO9 2JL**  
**Modern Detached Industrial Premises**



## KEY FEATURES

Rare freehold opportunity

65,101 sq. ft. (6,048 sq. m.)

2.5 acre site (approx)

2 electric loading doors

Secure site with controlled entry

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

# For Sale

## Modern Detached Factory/Offices

### Description

The detached building is of steel portal frame construction with a maximum eaves height of 21'4" (6.5m). The walls are of plastic coated profiled steel cladding externally with concrete block walling internally to the industrial area.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
<b>Ground Floor</b> Production/Warehouse/ Offices	49,977	4,643
<b>First Floor</b> Offices, store, plant & ancillary	15,124	1,405
<b>Total:</b>	<b>65,101</b>	<b>6,048</b>

### Terms

Offers are invited for the freehold interest. Price on request.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Factory and Premises - £347,500

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

To follow.

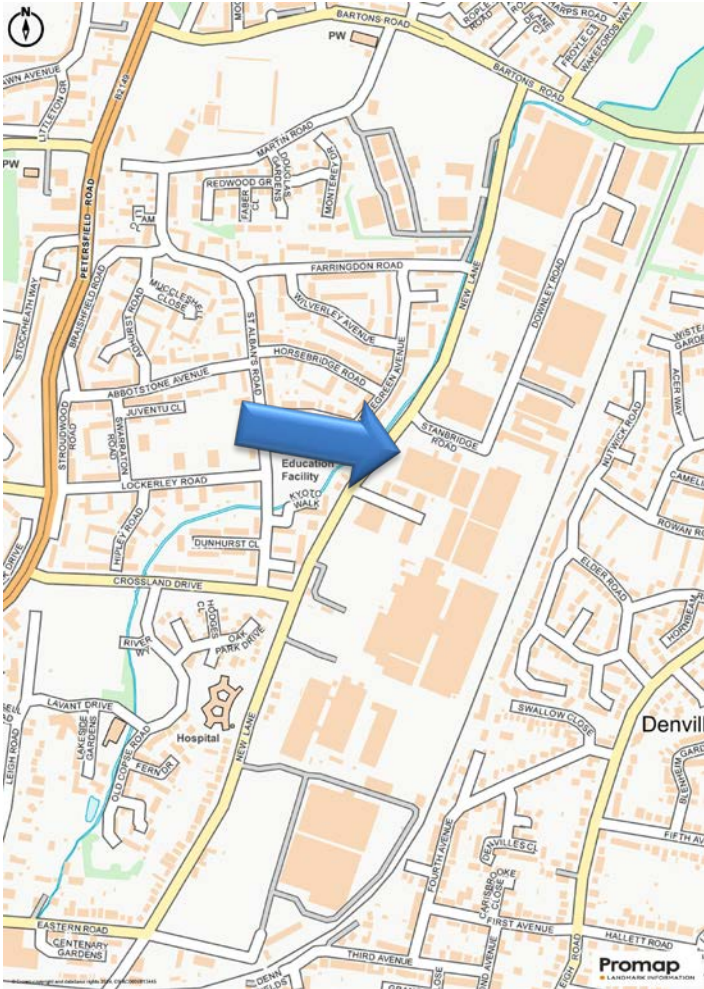
### Legal Costs

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



# FOR SALE

## Modern Detached Factory/Offices



### Location

The property is situated on the North Havant Industrial Estate approximately 1 mile north of Havant Town Centre and mainline railway station and 1-2 miles from A27(M27)/A3(M).

### Viewing

Strictly by appointment through sole agents Hellier Langston.

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