



B37 Southmoor Lane  
Havant, Hampshire PO9 1JW  
TO LET | 525.87 sq. m. (5,660 sq. ft.)

 HELLIER  
LANGSTON

## Summary

-  525.87 sq. m. (5,660 sq. ft.)
-  Adjacent A27 and A3(M) junction 5
-  Established industrial location
-  Site size 0.271 acres

## EPC Rating

C-71

## VAT

We understand the property is elected for VAT.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Description

The property comprises a detached warehouse with part brick part clad elevations underneath a steel portal frame with front concrete yard and shared palisade fencing and entrance gate to front.

The unit has the benefit of a first-floor timber frame office as well as a storage mezzanine to the rear. There are loading doors located within the front and side elevations.

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor	457.77	4,927
First Floor Office	21.80	235
Mezzanine	46.30	498
<b>Total:</b>	<b>525.87</b>	<b>5,660</b>
Site	0.271 acres	

## Rent

£47,500 per annum exclusive of rates, VAT (if applicable) & all other outgoings.

## Tenure

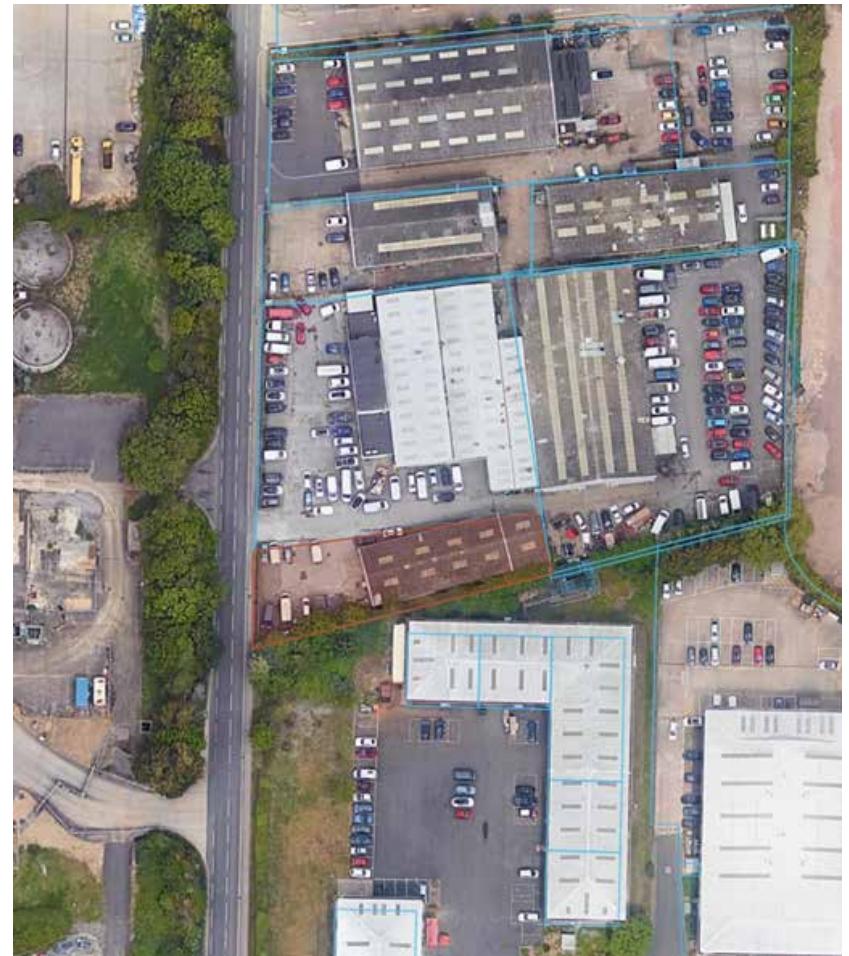
Available by way of a new full repairing and insuring lease.

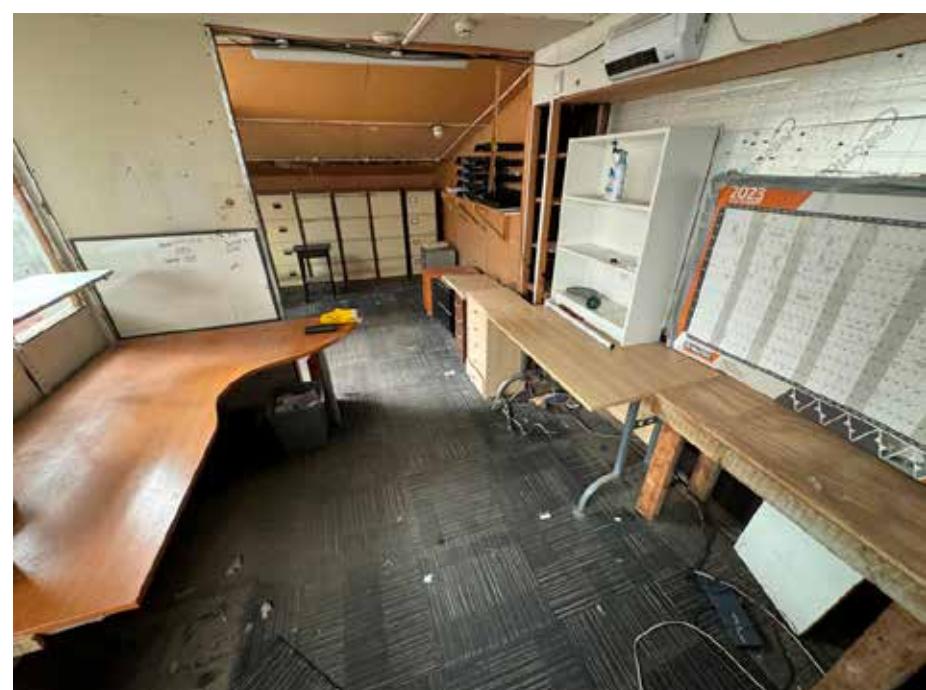
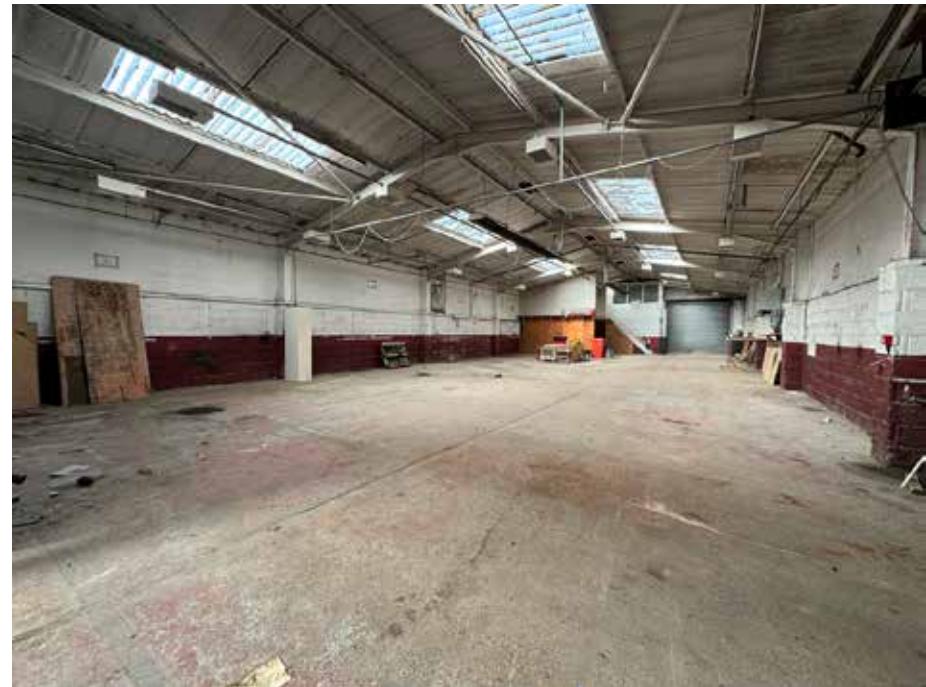
## Rateable Value

The premises are assessed as Workshop and Premises with a 2023 Rateable value of £39,500

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







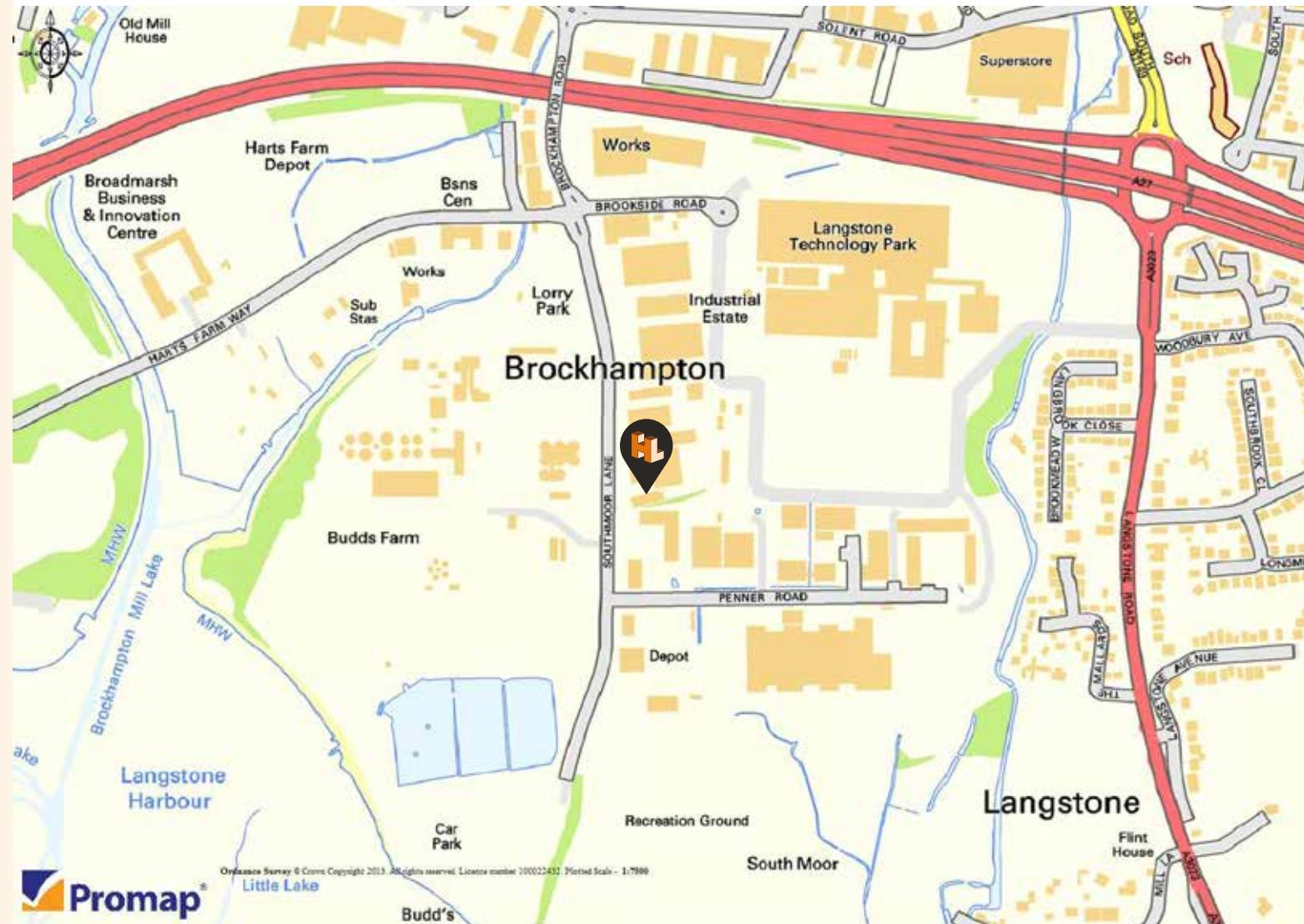
## Location

The property is situated approximately half a mile from Havant Town Centre, which benefits from a mainline railway station providing regular services to London Waterloo.

Southmoor Lane is located within the Broadmarsh Business area approximately 1.5 miles from Junction 5 of the A3(M) Bedhampton junction and off the main A27 junction for Havant and Hayling Island.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

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

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our agency team

Patrick Mattison

T: 07926 581 464

E: [patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)

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