







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

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Summary

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

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
Total:	525.87	5,660
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

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.







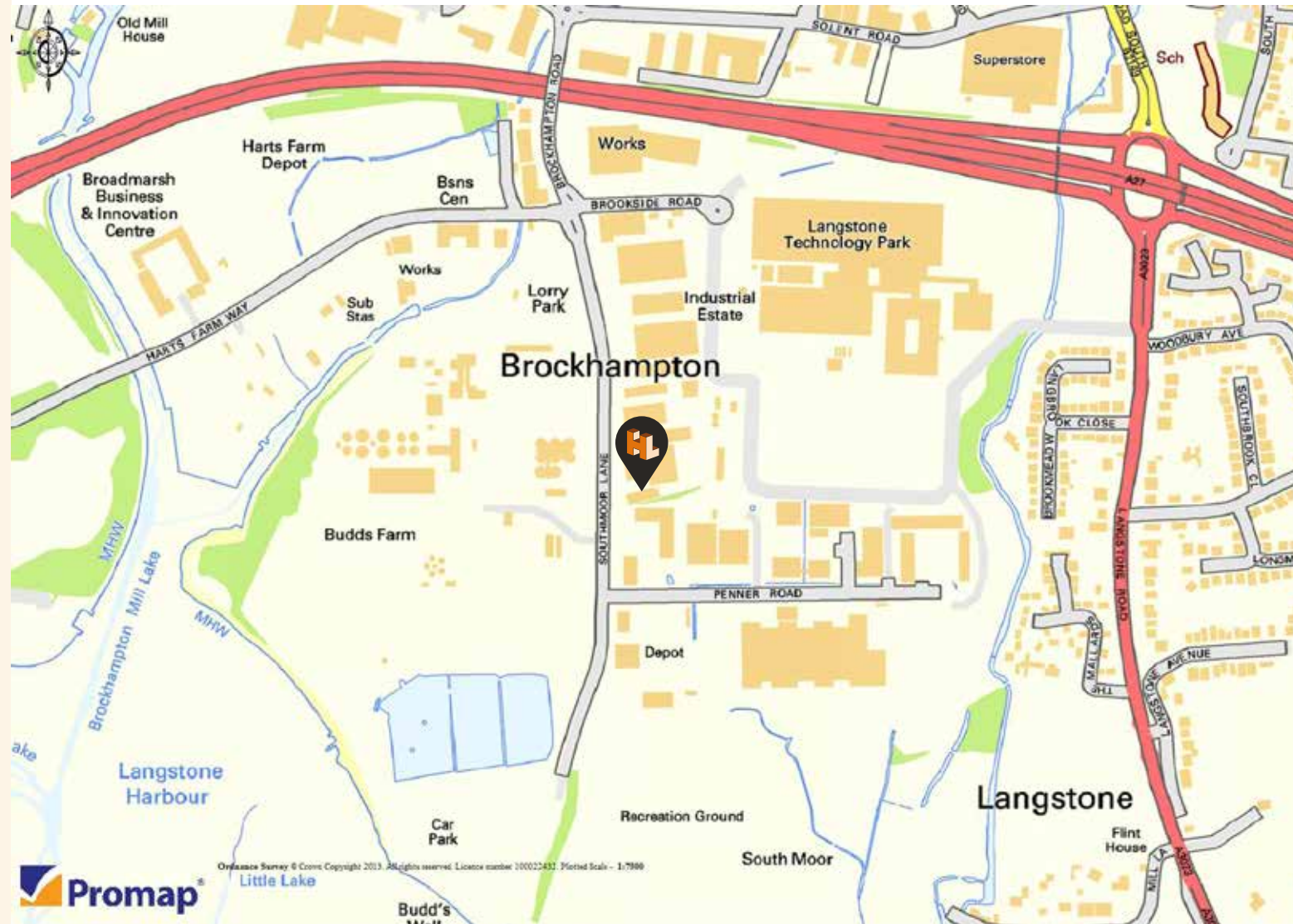
Location

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

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E: fareham@hlp.co.uk

Contact our agency team

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