



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

REFURBISHED MODERN WAREHOUSE / TRADE UNIT

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 3,259 sq ft / 302.77 sq m |
| Rent | £40,000 per annum |
| EPC Rating | C (62) |

Key Points

- Excellent Trade Location
- Opposite B&Q
- Small GF Office / Trade Counter
- 3 Phase Power
- Adjacent J4 of the A3
- Security Shutter to Pedestrian Access Door
- Minimum Eaves Height 5.5m



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 2,867 | 266.35 | Available |
| Mezzanine | 392 | 36.42 | Available |
| Total | 3,259 | 302.77 | |

Description

The unit comprises a modern warehouse / trade unit of steel portal frame construction with plastic coated steel profile steel cladding to both elevations and roof incorporating 10% natural roof lights. Access to the warehouse is via electronically operated overhead section loading door.

Internally there is a small office / trade counter incorporating a kitchenette and DDA compliant W.C. facility. At first floor, above the office, is a mezzanine floor accessed via an internal staircase, suitable for storage (subject to loading capacity). The mezzanine also houses a second W.C. facility.

Externally, the unit benefits from 6 demised parking spaces, loading and unloading forecourt.

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 benefits from excellent visibility from Purbrook Way, a busy main road and bus route. Asda, McDonald's and the B&Q Superstore are within close proximity.

Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be agreed at a rent of £40,000 per annum plus VAT

Business Rates

Rateable Value £23,000 pa; Rates Payable £11,477 pa

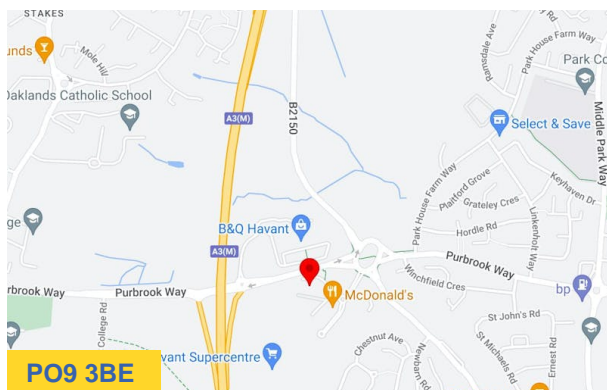
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

Other Costs

Service Charge - Payable by the tenant (current costs £2,046.41 pa + VAT)

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

VAT - VAT is applicable



Viewing & Further Information

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