



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

REFURBISHED MODERN WAREHOUSE / TRADE UNIT

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,259 sq ft / 302.77 sq m
<b>Rent</b>	Rent on application
<b>EPC Rating</b>	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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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,867	266.35	Available
Mezzanine	392	36.42	Available
<b>Total</b>	<b>3,259</b>	<b>302.77</b>	

## 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. Rent on application plus VAT

## Business Rates

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

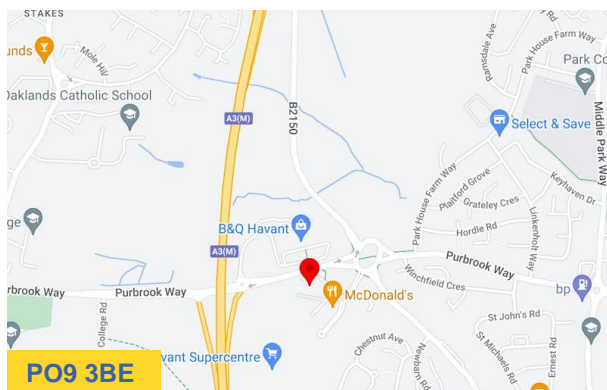
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## 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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