



RARE VIRTUAL FREEHOLD



Unit 1 Dakota Business Park, Downley Road, Havant, PO9 2NJ

Modern Detached Industrial Premises With Secure Yard

Summary

Tenure	For Sale
Available Size	18,055 to 18,803 sq ft / 1,677.36 to 1,746.86 sq m
Price	Price on application
Rates Payable	£58,422 per annum
Rateable Value	£107,000
EPC Rating	B (46)

Key Points

- Detached Factory
- Modern Office Space
- Ready to Occupy
- Secure Yard
- Two Loading Bays



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Description

The property is a detached, self contained industrial and warehouse facility within a secure yard. The building is a steel portal frame, over clad in insulated steel cladding. The building benefits from a two storey office to part of the frontage. The minimum eaves height to the underside of the haunch is 6m.

Location

Dakota Business Park is located on the northern end of Downley Road, Havant on the established New Lane Industrial Estate. The Park is well connected just 1.5 miles north of the A27 and junction of the M27 and A3M providing excellent transport links with the City and conurbations of Portsmouth, Southampton and links with London.

Portsmouth is approximately 7 miles to the west and Chichester is 11 miles to the east. Havant Railway Station is approximately 0.75 miles to the south providing direct links to London, Waterloo. Havant Town Centre is within 1 mile of the property. The subject building is on the right hand side of the estate road after you enter the Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial/Warehouse	15,309	1,422.25	Available
Suite - Two Storey Offices	2,746	255.11	Available
Mezzanine - Office	385	35.77	Available
Mezzanine - Storage	363	33.72	Available
Total	18,803	1,746.85	

Specification

- *Two Loading doors
- *Secure Palisade Fenced Yard
- *3 Phase Power
- *Power Floated Concrete Floor
- *Fitted Reception and Offices - Suspended Ceilings, CAT II Lights, Perimeter Trunking
- *Air Conditioned Offices
- *Kitchen areas
- *WC Facilities
- *Gantry Crane
- *10% Roof Lights

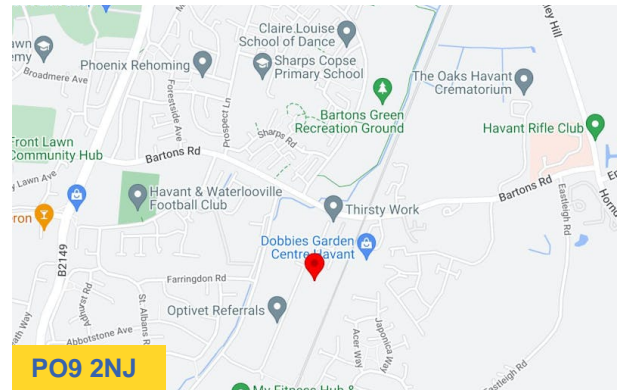
Terms

Virtual Freehold for a term of 999 years from 30th June 2006 available with vacant possession, price on application.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction
Estate Service Charge- there is to be an estate service charge levied, further details upon request.

VAT - Unless otherwise stated all costs / prices are exclusive of VAT



Viewing & Further Information

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