



Unit 25 The Tanneries, Brockhampton Lane, Havant, PO9 1JB
Workshop Unit Available

Summary

Tenure	To Let
Available Size	1,156 to 1,602 sq ft / 107.40 to 148.83 sq m
Rent	£12,000 per annum
Rateable Value	£11,250
EPC Rating	D (87)

Key Points

- Prominent site
- Allocated parking
- New lease available
- Close to Solent Retail Park
- New loading door with pedestrian access

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Description

The subject unit is a mid terrace industrial unit with a new roller shutter loading door incorporating an integrated personnel door. Inside the unit has a mezzanine storage floor, W.C. and wash hand basin and a tea point.

Location

The Tanneries, Brockhampton Lane is just a few hundred metres from the town's A27 junction. Havant offers excellent transport links with direct access to the A3 (M) & A27/M27. The excellent road communications are complimented by frequent rail service to London Waterloo and other major south coast centres.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Workshop	1,156	107.40	Let
Mezzanine - Storage	446	41.43	Let
Total	1,602	148.83	

Specification

- Concrete floor
- North facing roof lighting
- Insulated roof
- 3.2m eaves height
- 7.5m to ridge
- Loading door 2.7m high x 3m wide
- Mezzanine floor
- WC & wash hand basin
- Allocated parking x2 spaces

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed, at a rent of £12,000 per annum.

Business Rates

Rateable value: £11,250 (Source - VOA).

You are advised to confirm the rates payable with the local council before making a commitment.

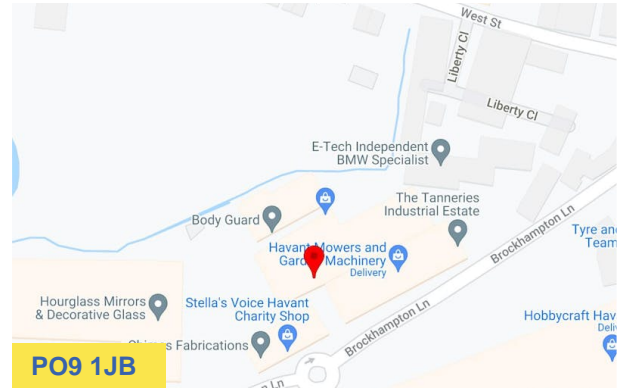
Other Costs

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

Service charge: £1071.41 plus VAT per annum is payable for external maintenance and upkeep of communal areas of the site.

Buildings Insurance: £474.80 per annum

VAT is applicable.



Viewing & Further Information

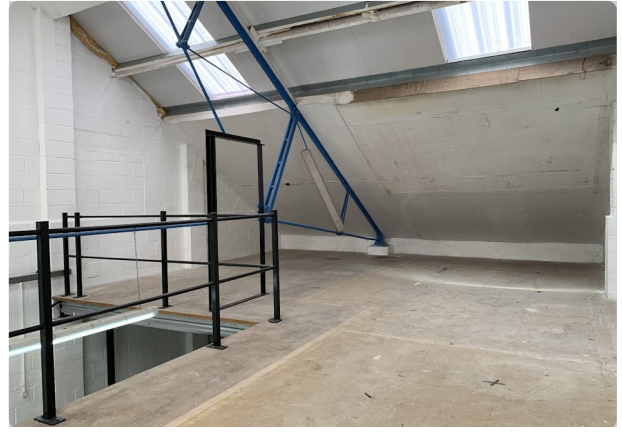
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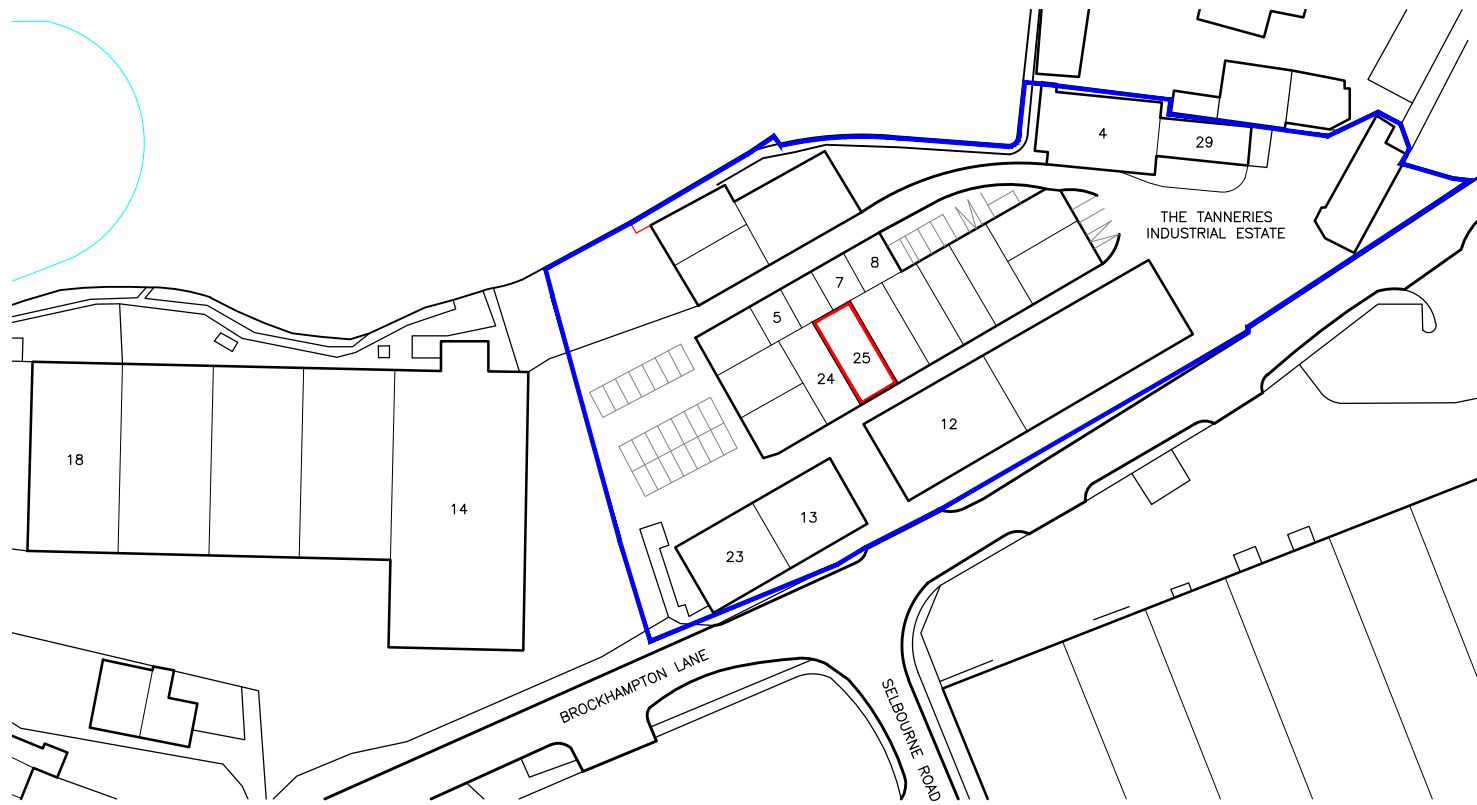
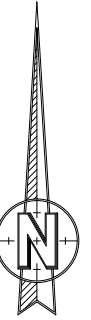


THE TANNERIES

3	FNK PIES	18	HAVANT MOWERS & GARDEN MACHINERY
4	E-TECH	20	IAN'S AUTO SERVICES
5	AWY CARPENTRY	21	CHARMS FABRICATIONS
6	HOMEWORLD PROPERTY SERVICE	22	BODYGUARD
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Managed by:
Enquiries about unit availability:

023 9232 2800
HOLLOWAY
LEWIS & MITCHELL
tl-m.co.uk



0m 10m 20m 30m 40m 50m

K.A.D. Licensed O.S. No. 100047482

Rev	Revision	By	Date
		K.A.D. Ltd. Ground Floor Suite 94 Richmond Court Botley Road Southampton SO31 1BA T: 01489 660194 E: admin@k-a-d.co.uk W: www.k-a-d.co.uk	
Client			
HOLLOWAY ILIFFE AND MITCHELL			
Project			
UNIT 25 THE TANNERIES BROCKHAMPTON LANE HAVANT PO9 1JB			
Drawing			
HMLR COMPLIANT LEASE PLAN			
Scale		Date	
1:1250@A4		AUG 2021	
Project no.	Sequential	Bldg/Floor	Detail
KAD	01	A	LP
		Rev	A