



UNIT 11 SPRING BUSINESS PARK, HAVANT, PO9 2NF

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

3,990 SQ FT (370.68 SQ M)

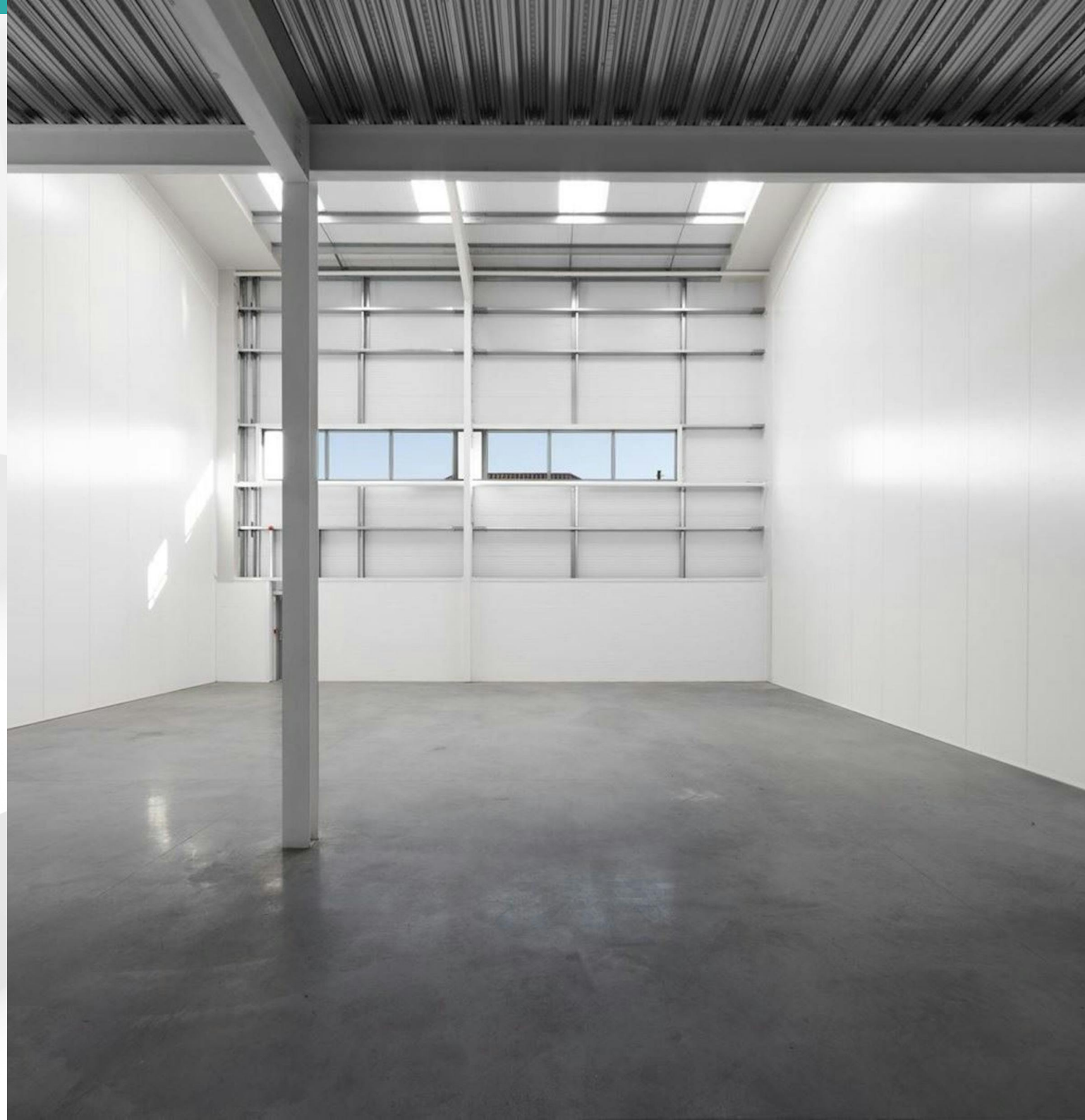


Summary

To Let - Industrial warehouse unit

Available Size	3,990 sq ft
Rent	£60,000 per annum
Rates Payable	£17,090.75 per annum Prospective occupiers should rely on their own enquiries with the local rating authority Havant Borough Council.
Rateable Value	£34,250
Estate Charge	£3,790.50 per annum
EPC Rating	A

- BREEAM very good
- Electric loading door
- 8.4m eaves height
- First Floor office
- B1, B2, B8 Industrial and warehouse use
- Kitchenette and shower facility



Location



**Unit 11 Spring Business Park,
New Lane, Havant, PO9 2NF**

Spring Business Park is located on New Lane, Havant, on the established New Lane Industrial Estate. The park is well-connected – just 1.4 miles north of the A27 and the junction of the M27 and A3(M), providing excellent transport links with the cities and conurbations of Portsmouth, Southampton and with London.

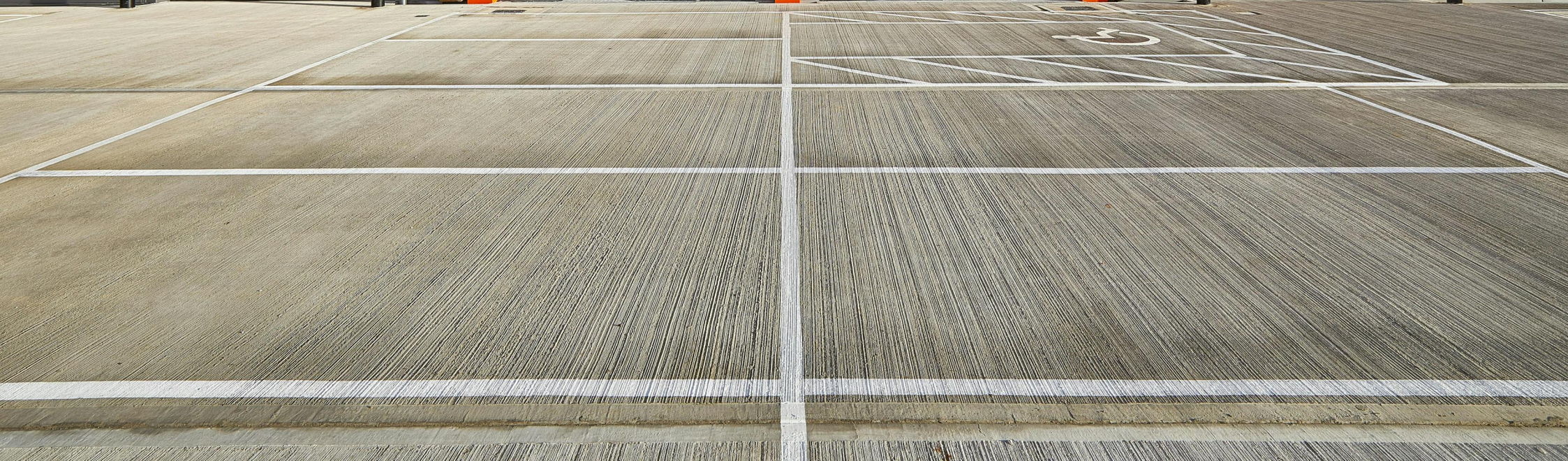
Havant Train Station is also located 0.75 miles to the south providing direct links to London Waterloo (76 mins) and the major population centres of Portsmouth, Brighton and Southampton.





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Further Details

Description

Unit 11 Spring Business Park is a self contained industrial/warehouse unit built to a Grade A specification benefitting from the following key features:

- BREEAM Very Good
- The latest micro-clad panelling to front elevations.
- B1, B2, B8 Industrial and warehouse uses
- Electric loading doors
- 125 Kva 3 phase power
- 8.4 m eaves height
- Concrete forecourt loading bays
- 20% roof lights
- EPC A
- Fully fitted first floor office space

Accommodation

The accommodation comprises the following approximate gross internal areas:

Name	sq ft	sq m	Availability
Ground	2,829	262.82	Available
1st	1,161	107.86	Available
Total	3,990	370.68	

VAT

All prices, premises and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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