



## Unit 1, 4 Solent Road, Havant, PO9 1JH

Modern Detached Industrial Unit with Secure Yard & Parking

### Summary

Tenure	To Let / For Sale
Available Size	8,290 sq ft / 770.17 sq m
Rent	£90,000 per annum
Price	£1,500,000
Rates Payable	£41,496 per annum
Rateable Value	£76,000
EPC Rating	B (50)

### Key Points

- Secure Yard
- Well Located in a Prominent Position
- Gantry Crane
- 17 Parking Spaces + Loading
- Offices & Reception Area

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## Description

Unit 1 is a detached, steel portal framed industrial unit, constructed by a combination of brick work and profile clad elevation.

The recently constructed building benefits from having a car park to the front of the site, secure yard and further parking to the rear of the building.

Internally the unit benefits from a solid concrete mezzanine floor which is used as additional workshop / storage space.

The unit also benefits from having w.c.'s, shower room, uPVC double glazing, fully fitted offices at ground floor level, central heating, suspended ceiling and LED lighting.

## Location

The site is situated in a great position next to the established trade area of Havant with excellent road links to the A27, M27 and A3(M) network. The area has been subject to major regeneration in recent years with the Solent Retail Park, Tesco's Superstore and M&S to the north and south of Solent Road. The subject building is situated on the southern side of Solent Road just before the junction with Brockhampton Road.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	6,888	639.92	Available
1st	1,402	130.25	Available
<b>Total</b>	<b>8,290</b>	<b>770.17</b>	

## Specification

- \* Three Phase Power Supply
- \* Eaves Height 6m
- \* Electric up and over Loading Door (5m high x 4.22m wide)
- \* Rear Yard 12 Spaces & loading plus front yard & 5 parking spaces
- \* Gas space heater & Ceiling vents
- \* Fire & Intruder Alarm
- \* Power floated concrete floor
- \* Suspended Ceiling
- \* LED Lighting & Cat 5 E Cabling
- \* Perimeter trunking

## Terms

Available by way of a New Full Repairing Insuring Lease for a term to be agreed at a rent of £90,000 per annum alternatively the freehold is for sale at a price of £1.5 Million

## Business Rates

Rateable Value: £76,000 - Source: voa.gov.uk

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

## Other Costs

Service charge & Buildings Insurance - to be confirmed

Each party to be responsible for their own legal costs incurred

Unless otherwise stated all prices and rents are quoted exclusive of VAT



## Viewing & Further Information

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