

Phase One of a wider master plan, creating
a sustainable, truly mixed use commercial
environment on the South Coast

BREEAM 'EXCELLENT'

BRAND NEW

UNITS TO LET

20,100–40,224 SQ FT

langstonepark.com



**LANGSTONE
PARK**

HAVANT PO9 1SA



Specification

- BREEAM 'Excellent'
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m² general floor loading
- 3 phase power supply
- Office floor plate depth range (8.1m–12.5m)
- 6 EV Chargers per unit plus 6 shared chargers
- 1 x 8-person hydraulic lift at 1m/sec per unit
- Mains gas supply

Site Plan

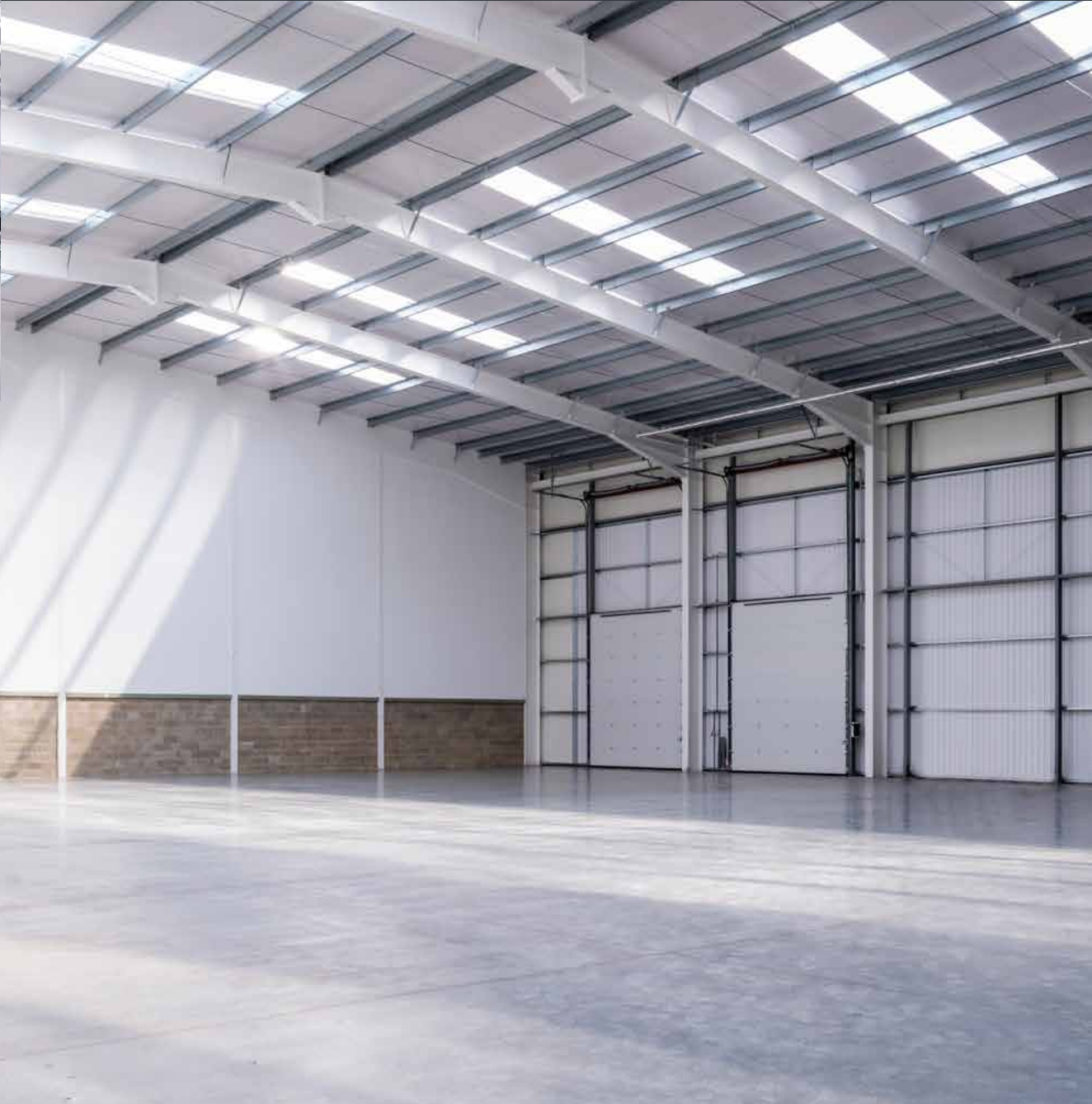


UNIT 1	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	21,248			
First floor offices	3,961			
TOTAL	25,209	24m	3	34

UNIT 2	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	17,599			
First floor offices	3,326			
TOTAL	20,935	24m	2	23

UNIT 3	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	35,101			
First floor offices	5,124		Infrastructure for three Dock Levellers included	
TOTAL	40,225	36m	5	75

UNIT 4	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	31,151			
First floor offices	4,015			
TOTAL	35,166	36m	3	40



A 24/7 secure, managed environment with an ambitious development programme

General park amenities

-  Shower and changing facilities
-  Café/restaurant
-  Meeting rooms
-  Secure covered cycle storage
-  Eco-food recycling
-  Tesla and EV charging points
-  Gym
-  Nursery
-  24/7 on site security and CCTV
-  Manned reception

Terms

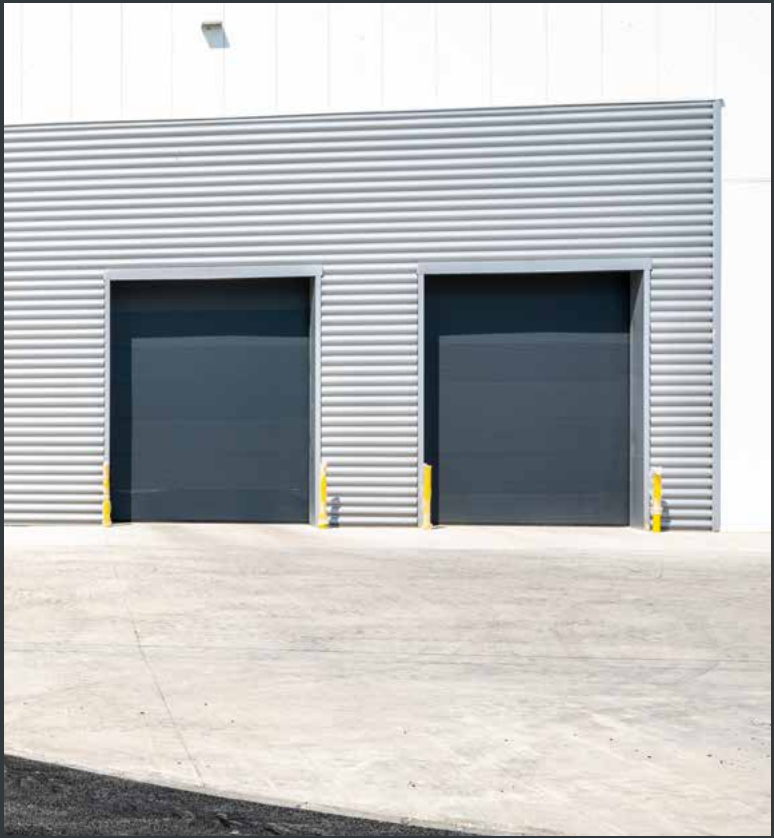
Units available to lease on an FRI basis. Rent and Service Charge details are available on request. Business Rates are to be assessed.

Units can be combined.

Legal Costs / VAT

Each party is responsible for its own legal costs. All price, premiums and rents are quoted exclusively of VAT.





Location

Strategically located at Havant's A27 Junction, the Park provides easy access to Portsmouth, Southampton, and London.



The Park is well-linked to Portsmouth, Southampton to the West and London to the North via the A3. There are 1,850 on-site car parking spaces and 8 electric car charging points.

Further parking is provided in the town centre car parks, which are a 10 minute walk from Langstone Park.

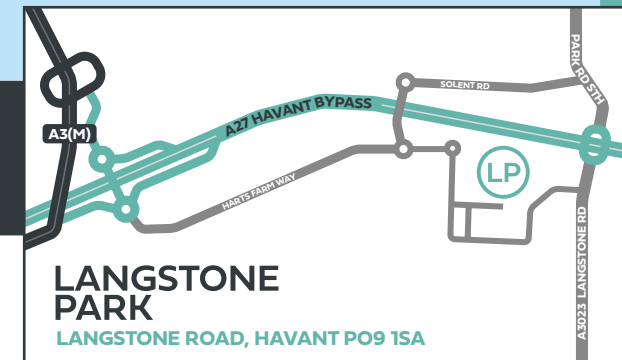


Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1hour 21 minutes.



Havant ranks #13 for the percentage of people cycling regularly in England. This is because there are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.

SAT NAV: PO9 1SA



For details about current and future availability at Langstone Park, please contact:



Tim Clement
tim.clement@eu.jll.com
+44 (0)7970 092 974

Simon Woodruff
simon.woodruff@eu.jll.com
+44 (0)7873 623 292

**Lambert
Smith
Hampton**

Dan Rawlings
drawlings@lsh.co.uk
+44 (0)7702 809192

Elise Evans
eevans@lsh.co.uk
+44 (0)7703 393 120

langstonepark.com

JLL and Lambert Smith Hampton for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of JLL or Lambert Smith Hampton has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. July 2023