

HAVANT | HAMPSHIRE | PO9 2JL

HAVANT HUB

55



TO LET
MODERN DETACHED INDUSTRIAL UNIT
54,617 SQ FT (5,076 SQ M)



TO BE FULLY
REFURBISHED



32M
SECURE
YARD



3 NEW
ELECTRIC
LOADING
DOORS



6.45M EAVES
HEIGHT

HAVANT HUB 55

DRIVE TIMES

Destination	Time	Distance
HAVANT TRAIN STATION	5 mins	2 miles
PORTSMOUTH	13 mins	7 miles
SOUTHAMPTON AIRPORT	42 mins	22 miles
SOUTHAMPTON	54 mins	24 miles
LONDON	2 hours	78 miles



LOCATION

The A27 / M27 road network are approximately 1.5 miles distant from the site and the A3(M) is approximately 2 miles away, providing fast access to Portsmouth (9 miles) and Southampton (23 miles) to the west, and London (71 miles) to the north.

Havant Train Station is also 1.5 miles from the site providing direct train services to London in just over 1 hour.



DESCRIPTION

The unit comprises a high quality detached industrial/distribution facility of steel portal frame construction with profile metal sheet cladding. The unit incorporates high specification first floor offices, with undercroft area at ground floor. The unit has a large secure yard with 3 level access loading doors and excellent parking provision for both HGVs and cars.

SPECIFICATION

The building is due to undergo a full refurbishment to include:

- New level access loading doors
- New roof to include guarantee's
- Reconfiguration of the yard to provide a large secure yard
- Refurbished office space to include new LED lighting and heating and cooling
- New LED lighting to warehouse
- Secure parking with EV charging points

ACCOMMODATION

	SQ. FT	SQ. M
GROUND FLOOR Warehouse and ancillary areas	48,807	4,536
FIRST FLOOR Offices	5,810	540
TOTAL	54,617	5,076

*Areas based on Gross internal area (GIA) and subject to check measurements upon completion of refurbishment.





TERMS

The premises are available by way of a new Full Repairing and Insuring lease with terms to be agreed. Rent on application.

EPC

Target EPC rating of 'B' post refurbishment.

CONTACTS

For further information or to arrange a viewing please contact the agents:



Simon Woodruff

simon.woodruff@savills.com

07967 872 948



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826

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