



Belvedere Point, Unit 1A Alexandria Park, Penner Road, Havant, PO9 1QY

Semi-detached High Quality Industrial / Office Building

Summary

Tenure	To Let
Available Size	5,328 sq ft / 494.99 sq m
Rent	£60,000.00 per annum Plus VAT
Rates Payable	£3.34 per sq ft
Rateable Value	£34,750.00

Key Points

- Good Car Parking
- Shared Service Yard
- Modern Office Fit Out
- Prominent Building



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Description

The property is part of a modern development of seven high quality industrial units of steel portal frame construction with profile steel cladding and part brick elevation, beneath a pitched roof. The unit has connections to all mains services and the benefit of electric loading door, gas heating, ground floor male, female and disabled cloakrooms.

Internally, the unit has been fitted out to a high standard to include offices & warehouse areas.

Outside there is good car parking and a shared service yard.

Location

The property forms part of the Broadmarsh area, an important business location on the outskirts of Havant, which is situated five miles to the north east of Portsmouth city centre. The property benefits from excellent road links to the A3(M), A27 giving access to Southampton, Portsmouth, the M25 and M3. It is approximately half a mile from Havant Town Centre, which benefits from a mainline railway station providing regular services to London Waterloo.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Warehouse	1,894	175.96	Available
Ground - Office	1,204	111.86	Available
1st - Offices	2,230	207.17	Available
Total	5,328	494.99	

Specification

*Eaves height 5.5m *Electric full height up & over loading door * 3 phase power * Gas powered space heater in the warehouse

*Male & female/disabled WC * Shower room * 2 x Kitchens * Open plan offices *

Suspended ceilings * CAT 2 lighting * Air conditioning

Terms

The premises are available on a new lease for a term to be agreed at a commencing rent of £60,000 per annum, exclusive of VAT and all outgoings. VAT is applicable on the rent.

Business Rates

Rateable Value: £34,750.

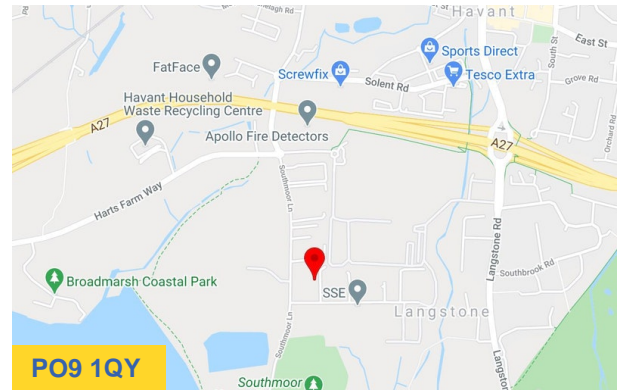
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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

Unless stated, all prices and rents are quoted exclusive of VAT.

Estate charges apply.



Viewing & Further Information

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