

UNIT TO LET

24,079 ft² (2,237 m²)



TO BE FULLY
REFURBISHED



CLOSE TO
A27



WITHIN ESTABLISHED
INDUSTRIAL ESTATE



INDICATIVE

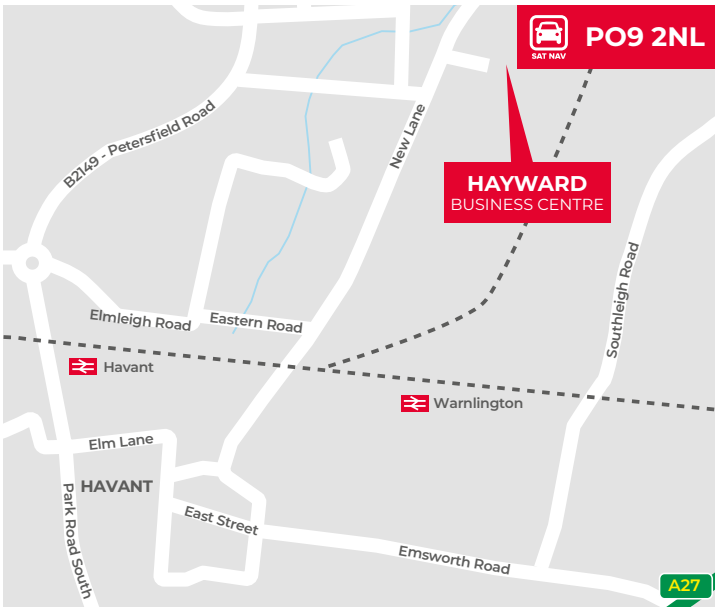


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DETACHED INDUSTRIAL UNIT/WAREHOUSE

HAYWARD BUSINESS CENTRE
NEW LANE, HAVANT, PO9 2NL





LOCATION

Less than 1.5 miles from Havant's junction with the A27 and 3 miles from J3 of the A3(M), the property is well accessed with onward connection west onto the M27 (via the A27) within 5 miles. The property benefits from excellent road communications providing direct access to Portsmouth and Southampton and onwards to the London and the M25. Hayward Business Centre is a popular estate located on New Lane, Havant. Unit 1 is highly visible, located at the front of the estate immediately accessed off New Lane. Occupiers on the estate include Wolseley UK, My Fitness Hub, Howdens, SUMO Services, Senator Press and Heating Plumbing Supplies.

DESCRIPTION

The property was built in the early 1990's and comprises a modern detached steel portal frame warehouse of brick and blockwork construction with full height PVC plastisol metal clad elevations and roof. The property is to be fully refurbished.

SPECIFICATION

- 6.5 eaves, 6.2m haunch & 7.5m ridge
- Ground floor undercroft workshop with first floor offices
- Full height glazed reception area
- Large secure palisade gated, brick paved rear yard (33 x 45m)
- 2x up and over roller shutter doors (3.5 x 4.5m)
- LED warehouse lighting
- Ground floor and first floor WCs

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1	FT ²	M ²
Warehouse	17,454	1,630
First Floor/Ancillary	6,534	607
TOTAL	24,079	2,237

LEASE TERMS

The unit is available on new Full Repairing and Insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

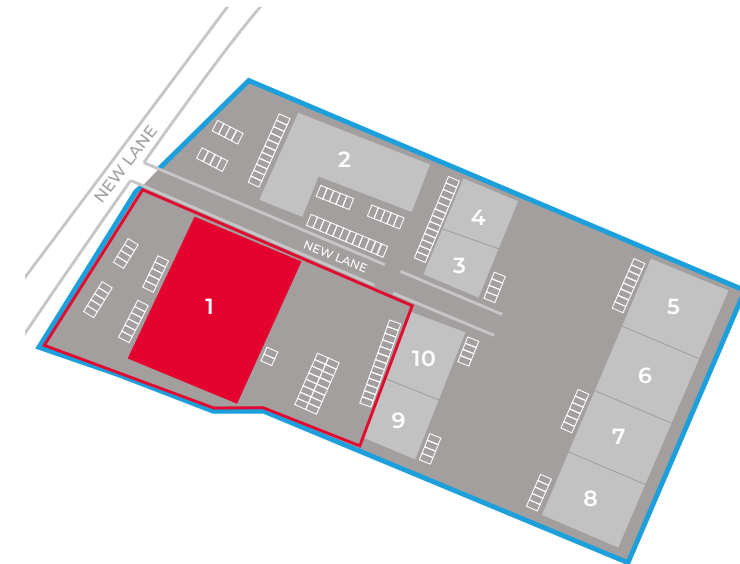
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Target B following refurbishment works.



On behalf of the Landlord



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