



Unit 7 Downley Point, Downley Road, Havant, PO9 2NA

INDUSTRIAL / WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	2,036 sq ft / 189.15 sq m
Rent	£25,500 per annum
Rates Payable	£9,296.25 per annum
Rateable Value	£16,750
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- First Floor Offices
- Concrete Floor
- Eaves Height 4.78m
- 4 Allocated Parking Spaces
- Self Contained
- Up & Over Loading Door 3.48w x 4.48h
- 3 Phase Power
- Not Suitable for Motor Trade Uses

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Description

The unit is constructed of a steel portal frame with part block, part metal clad elevations. It benefits from a profile metal roof with inset natural roof lights and high bay lights.

The units comprises a ground floor warehouse with up and over roller loading door, first floor office and 4 allocated parking spaces to the front of the unit. The unit is to benefit from redecoration, new carpets in the offices and LED lighting.

Location

Havant is located 8 miles north east of Portsmouth City Centre and lies in close proximity to the M27 and A3.

The property is approximately 2 miles from the A27 on Downley Road and is located in close proximity to the Hayward Business Centre. Downley Road is accessible from New Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,835	170.48	Available
1st - Office	201	18.67	Available
Total	2,036	189.15	

Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a rent of £25,500 per annum.

Business Rates

Rateable Value £16,750 pa - Source www.voa.gov.uk

From 1st April 2026 the Rateable Value will increase to £19,250 pa

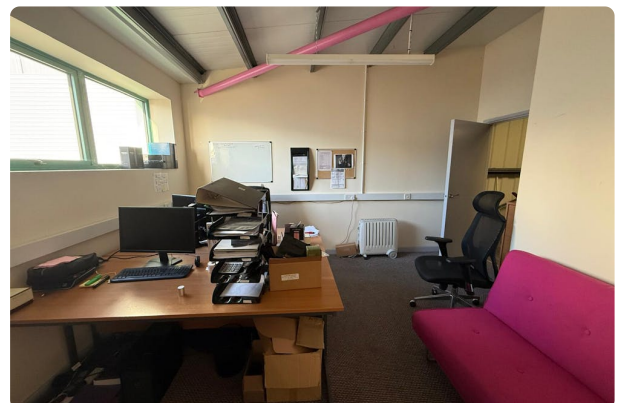
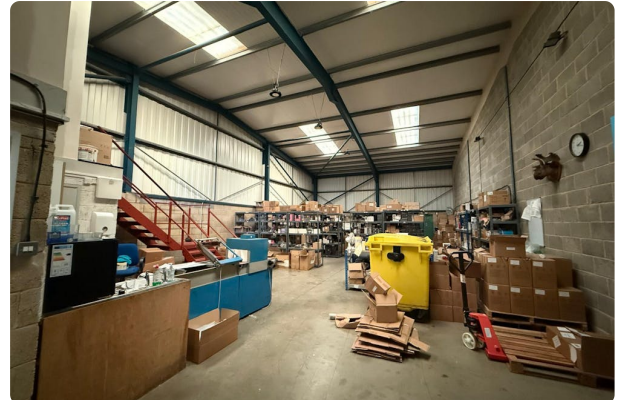
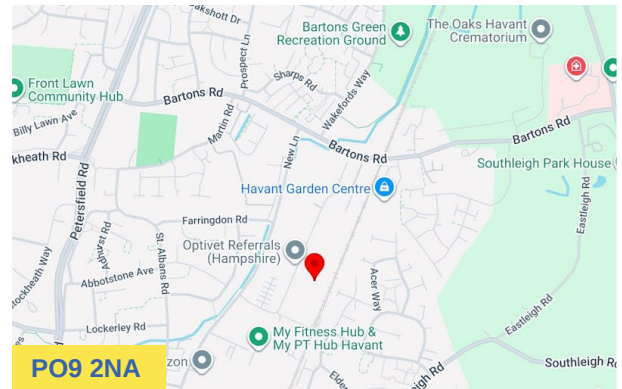
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred.

VAT - Unless stated otherwise all rents and costs are exclusive of VAT

Buildings Insurance and Estate Service Charge will be payable by the in-going tenant



Viewing & Further Information

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