



Unit 2 Larchwood Business Centre, Larchwood Avenue, Havant P09 3BE

TO LET

REFURBISHED MODERN
WAREHOUSE/TRADE COUNTER UNIT

**3,259 Sq Ft
(303 Sq M)**

DESCRIPTION

The unit comprises a modern warehouse/trade counter unit of steel portal frame construction with cladding to both elevations and a roof incorporating 10% natural roof lights. Access to the warehouse is via an electric overhead loading door.

Internally the unit benefits from a small office/trade counter incorporating a kitchenette and WC facility. There is a mezzanine floor with a WC facility. Externally the units benefits from 6 demised parking spaces and loading apron.

- ✓ Excellent trade location opposite B&Q
- ✓ Small GF Office/ Trade Counter
- ✓ Excellent parking & demised forecourt
- ✓ 3 Phase Power
- ✓ LED Lighting
- ✓ Min Eaves 5.5m



LOCATION

Larchwood Business Centre is close to Junction 4 of the A3(M). Larchwood Business Centre benefits from excellent visibility and is within close proximity to ASDA, McDonald's and B&Q Superstore.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse/Trade Counter Unit	3,259	303
Total	3,259	303

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

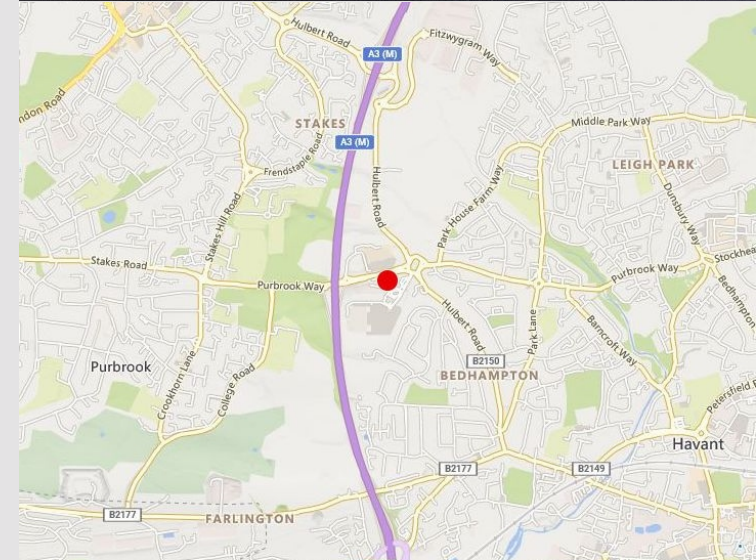
For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

A new FRI lease for a term to be agreed. Rent £45,000 per annum exclusive.

EPC

EPC Rating: C (62)



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Regulated by RICS 03-Sep-2025

VIEWING & FURTHER INFORMATION

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