

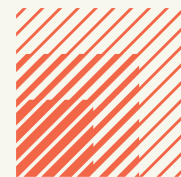


Unit C, 12 Downley Road

Havant, Hampshire PO9 2NJ

TO LET

399.66 sq. m. (4,302 sq. ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

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High quality industrial/warehouse unit

Description

The property comprises a terraced industrial unit of steel portal frame industrial unit with a small ground floor office and first floor office space. The unit is accessible via a pedestrian door or a full height loading door. Externally there are 7 allocated car parking spaces.

Rent

£51,650 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Currently combined assessment with Unit B.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating -D76

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor	303.16	3,263
First Floor Office	96.50	1,039
Total GIA	399.66	4,302

VAT

All prices quoted are exclusive of VAT. The property is VAT elected, therefore VAT is payable.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

Havant is a popular town situated on the south coast, near the Hampshire/West Sussex border, and is located approximately midway between Portsmouth and Chichester. The town has excellent communication links, including road access via the M27 and A27, as well as a direct rail connection to Portsmouth and London Waterloo.



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Strictly by appointment with sole agents Hellier Langston.