

ALL UNITS HAVE 10 METRE CLEAR EAVES



High Quality self-contained estate comprising 4 new industrial/warehouse units - Available To Let Q2 2019

TO LET

Unit sizes from 4,596 - 21,515 sq ft (427 - 1,999 sq m)

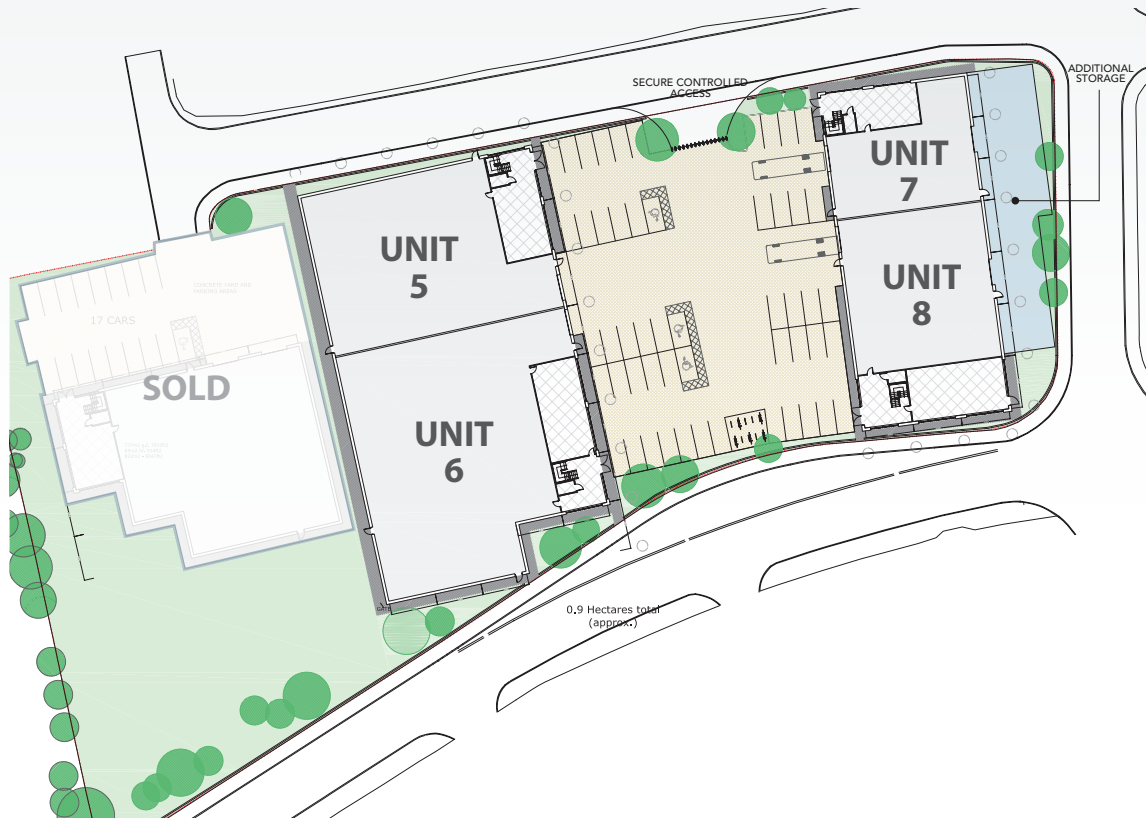
A development by:





Specification

- 10 m clear height to underside of eaves haunch
- 50kN sq m UDL floor loading
- 60kN single point load for racking
- Full height Power up and over shutter doors
- Allocated parking
- 15% warehouse roof lights
- Ability to combine units
- Breeam rating Very Good
- EPC – Targeting EPC rating B
- Upper office floor space – suspended ceiling, painted walls, lighting, carpet tiles, VRF system
- Fitted DDA compliant WC
- 75w/m² electricity supply
- Gas available to each unit
- Security fencing to perimeter with electric gate to main entrance with access control
- Additional secure storage yard to Units 7 & 8



Accommodation

(All areas are approximate GIA)

UNIT 5	Sq m	Sq ft
WAREHOUSE	732	7,879
FIRST FLOOR OFFICES	96	1,033
TOTAL	828	8,912

UNIT 6	Sq m	Sq ft
WAREHOUSE	1,038	11,172
FIRST FLOOR OFFICES	133	1,431
TOTAL	1,171	12,603

*UNITS 5 & 6 CAN BE COMBINED

UNIT 7	Sq m	Sq ft
WAREHOUSE	351	3,778
FIRST FLOOR OFFICES	76	818
TOTAL	427	4,596

UNIT 8	Sq m	Sq ft
WAREHOUSE	587	6,318
FIRST FLOOR OFFICES	147	1,582
TOTAL	734	7,900

*UNITS 7 & 8 CAN BE COMBINED

Planning

The units will benefit from B2 (General industrial) & B8 (Warehousing) consents.

Terms

The units are available via the way of a new lease, rent and terms upon application.

Travel distances

Road, Towns, Airports, rail

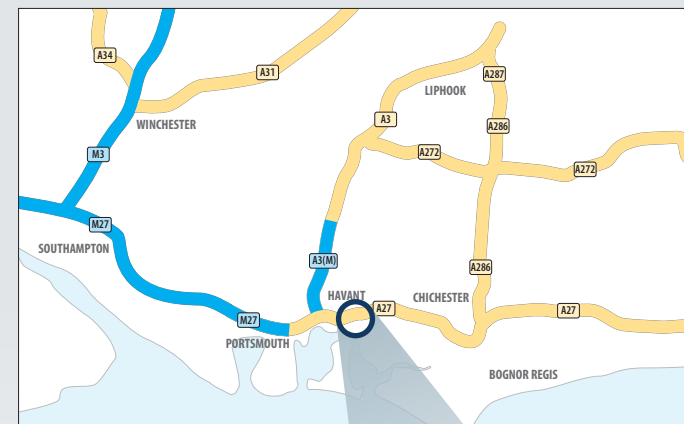
LOCATION	Miles	Km
A27	1.5	2.4
Junction 12 M27	1.5	2.4
Southampton International Airport	23.3	37.4
Parkway Station	23.3	37.4
Portsmouth City Centre	7.4	11.9
London	69.3	111.5

Location

The site is located on, and is accessed from, Harts Farm Way in Havant to the east of Portsmouth (5.2 miles) and the west of Chichester (12 miles). The entrance is located on Harts Farm Way and is situated in an ideal location for transport connections, being adjacent to the A27. This provides access across the South Coast via the M27.

Harts Farm Way leads to the A3, which then provides a direct route to London. Both major roads can be accessed within approximately 1 mile of the site.

Havant Train Station can be found within 1.5 miles of the site and provides direct trains to London Waterloo. (Travel time approximately 1 hr 25 mins).



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A development by:

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