



HELLIER  
LANGSTON

Commercial Property Consultants

# FOR SALE

**Detached freehold industrial unit with large yard  
2 Marples Way, Havant PO9 1UH**



## KEY FEATURES

1,287 sq m (13,852 sq ft) with additional optional 139 sq m (1,500 sq ft storage mezzanine)

31 car parking spaces

Secure rear yard area

Good motorway access to the M27/ A27/ A3(M)

Air conditioned offices

2 x 4m wide x 4.7m high loading doors

Internal clear height of 5m

3 Phase electricity

Implemented planning consent for rear extension (Ref. 05/67207)

4 EV charging points

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## 2 Marples Way, Havant PO9 1UH

### Description

2 Marples Way comprises a modern detached, industrial/warehouse unit of steel portal frame construction, with profile metal elevations beneath a profile metal roof incorporating intermittent roof lights.

The property benefits from air conditioned offices on ground and first floor with a feature atrium entrance.

### Accommodation

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

Floor	sq m	sq ft
Ground Floor warehouse	539.88	5,811
Ground Floor office	369.08	3,973
First Floor office	266.49	2,868
Storage mezzanine over offices	111.50	1,200
<b>Total</b>	<b>1,286.95</b>	<b>13,852</b>
Additional storage mezzanine	139.23	1,499

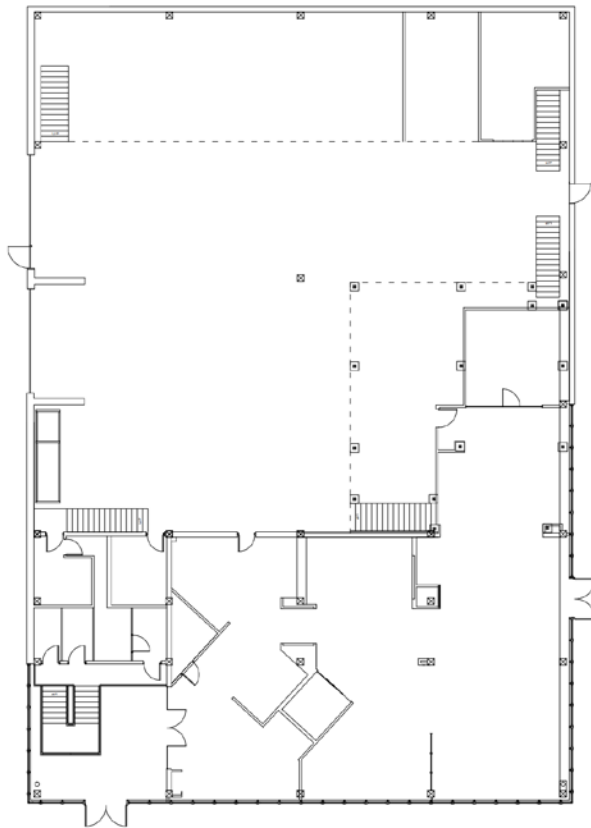
Total site area 0.35 hectares (0.87 acres)



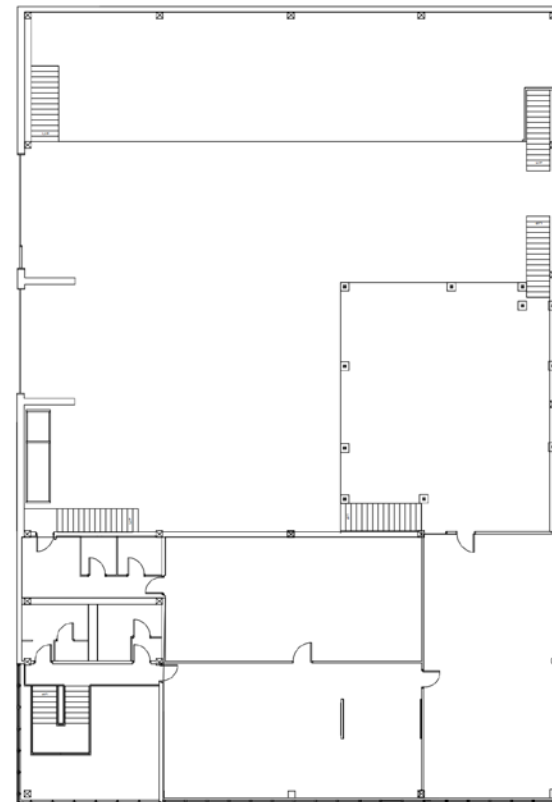
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# FOR SALE

2 Marples Way, Havant PO9 1UH



Ground Floor



First Floor

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# FOR SALE

## 2 Marples Way, Havant PO9 1UH

### Title

The premises are offered freehold with vacant possession (Title Nos. HP276467 and SH15160)

### Price

£1,900,000

### Rateable Value

The premises are assessed as Warehouse and premises with a 2023 Rateable Value of £101,000

### EPC

C-68

### Legal Costs

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



### Output : Current Area

3505.24 m<sup>2</sup> | 0.00 km<sup>2</sup> | 0.87 acres | 0.35 hectares | 37730.05 feet<sup>2</sup> | 0.00 square miles | 0.00 square nautical miles

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# FOR SALE

## 2 Marples Way, Havant PO9 1UH

### Location

Marples Way is located just to the north of the A27 Havant Bypass at the junction of Solent Road and Brockhampton Road. To the east, Solent Road provides access to central Havant and Solent Retail Park (approx. 8 minutes' walk) with major occupiers including M&S and Tesco.

To the north, Brockhampton Road provides access to Bedhampton railway station (approx. 10 minutes' walk), and Harts Farm Way to the south, providing access onto the A27 and A3(M) (approx. 1.3 miles).

### Viewing

Strictly by appointment with the sole agents.



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