



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET (MAY SELL)

**24 Park Road South, Havant, Hampshire PO9 1HB**  
**Detached Office Building with Parking**



## KEY FEATURES

NIA 5,149 sq. ft.

Constructed in 2006

Air-conditioning throughout

Walking distance to Havant train and bus stations

Adjacent A27

20+ parking spaces (with tandem parking)

Prominent/visible position

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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## Detached Office Building with Parking

### Description

The property comprises a detached purpose-built office over 3 storeys constructed in 2006. The 2<sup>nd</sup> floor, which was originally attic space, was converted to offices in 2018.

The property is carpeted throughout with suspended ceilings and inset LED lighting as well as suspended A/C units across the whole building. In addition are perimeter radiators and hot water powered by 2 x gas boilers.

The layout is largely open plan save as for the central core which incorporates staircase and WCs on ground and first floor. Several partitions have been erected by the outgoing tenants providing meeting rooms and private offices.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

Accommodation	sq. m.	sq. ft.
Ground Floor	185.61	1,998
First Floor	202.12	2,176
Second Floor	90.64	976
<b>Total</b>	<b>478.37</b>	<b>5,150</b>

### Terms

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

### Rent

£77,250 per annum exclusive .

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Offices and premises - £57,000

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

Rating B-33.

### Legal Costs

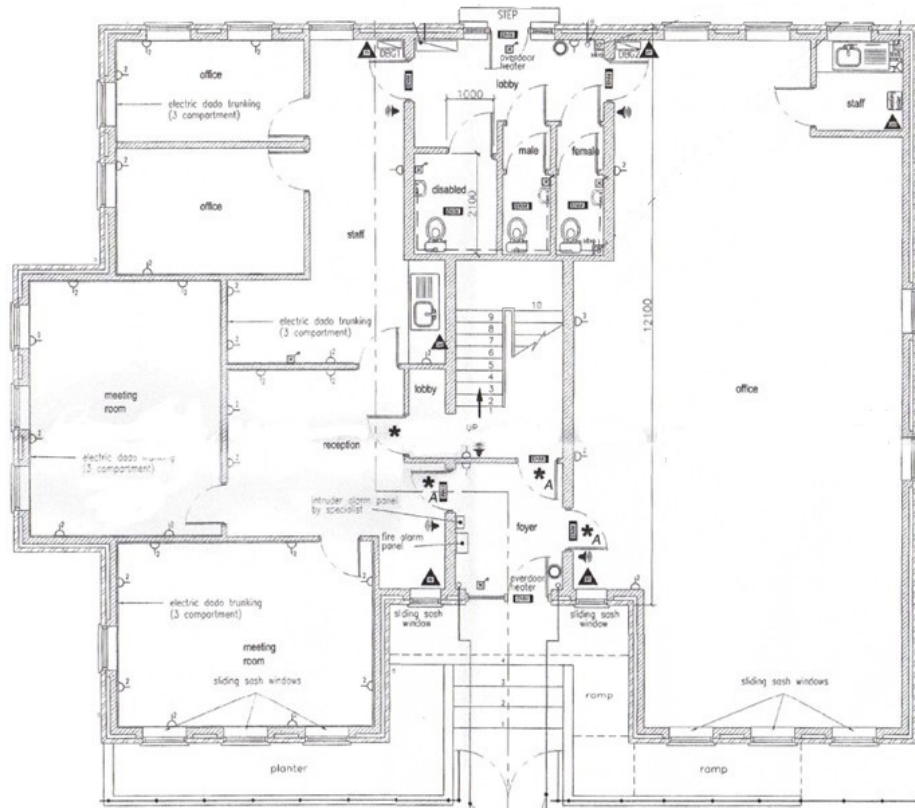
Each party to be responsible for their own legal costs incurred in the transaction.

### Code for Leasing Business Premises

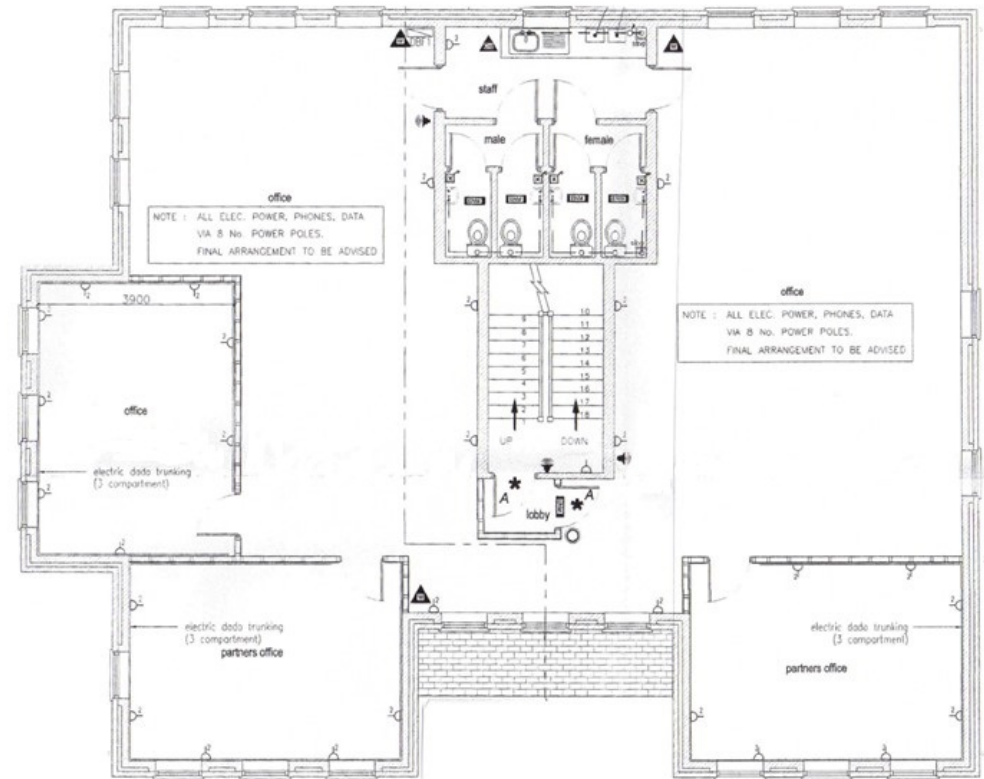
The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.

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Ground Floor

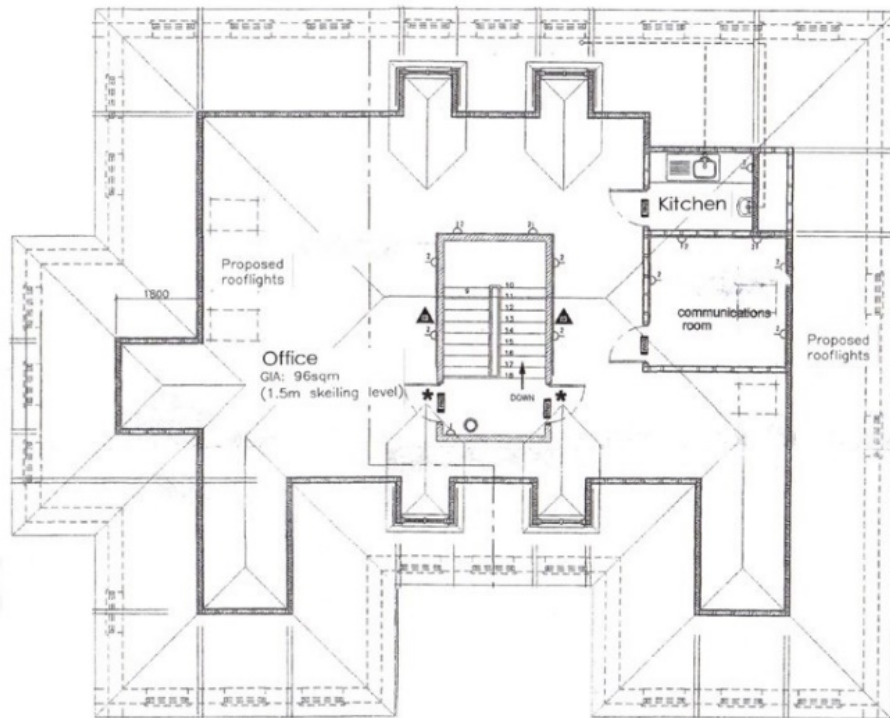


First Floor



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Second Floor



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# TO LET

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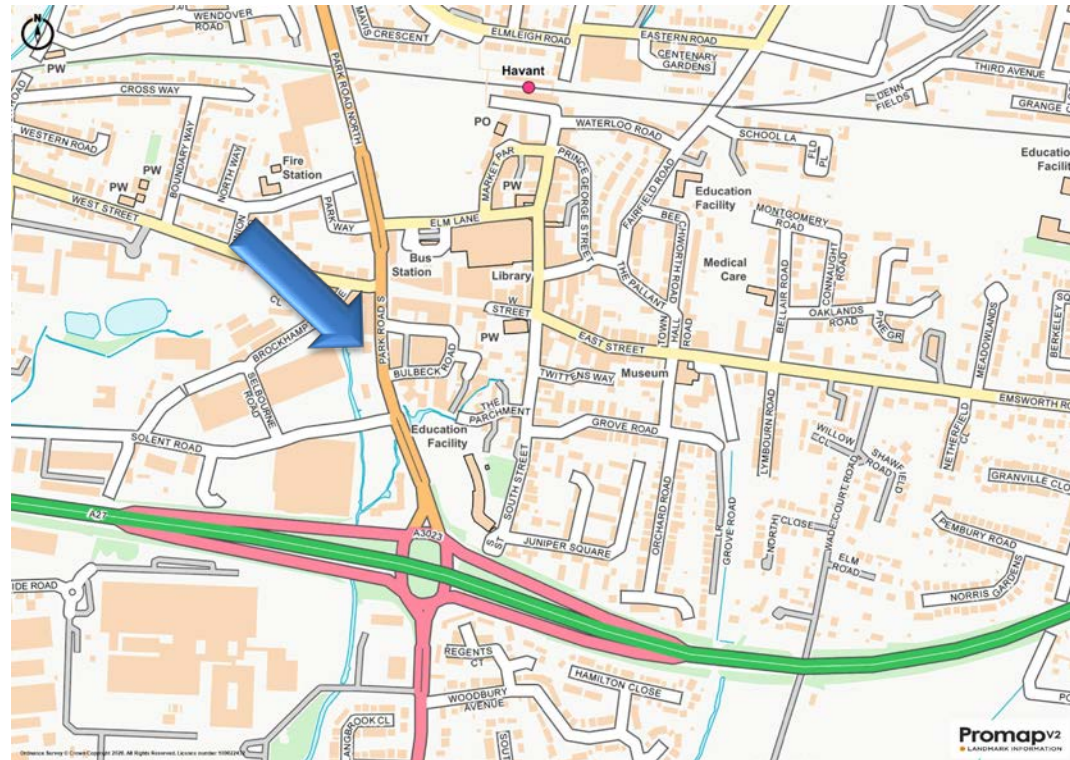
### Location

Havant is a popular town located on the south coast close to the Hampshire/West Sussex border, approximately midway between the cities of Portsmouth and Chichester. The town benefits from good communication links with road access via the A27 to the M27 and a direct rail link to Portsmouth and London Waterloo.

The subject property is situated on Park Road South within the popular commercial and retail district opposite the pedestrianised section of West Street which leads on to Meridian Shopping Centre and Havant Train Station.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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