



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**B37 Southmoor Lane, Havant, Hampshire
PO9 1JW
Industrial Unit with Forecourt / Yard**



KEY FEATURES

Unit GIA (525.87 sq. m.) 5,660 sq. ft.

Adjacent A27 and A3(M) Junction 5

Established industrial location

Site size 0.271 acres

New Lease

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston
Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

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Description

The property comprises a detached warehouse with part brick part clad elevations underneath a steel portal frame with front concrete yard and shared palisade fencing and entrance gate to front.

The unit has the benefit of a first-floor timber frame office as well as a storage mezzanine to the rear. There are loading doors located within the front and side elevations.

Accommodation

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

	sq. m.	sq. ft.
Ground Floor	457.77	4,927
1 st Floor Office	21.80	235
Mezzanine	46.30	498
Total:	525.87	5,660
Site	0.271 acres	

Rent

£47,500 per annum exclusive of rates, VAT (if applicable) & all other outgoings.

VAT

We understand the property is elected for VAT.

Rateable Value

Workshop and premises - £39,500

Source:

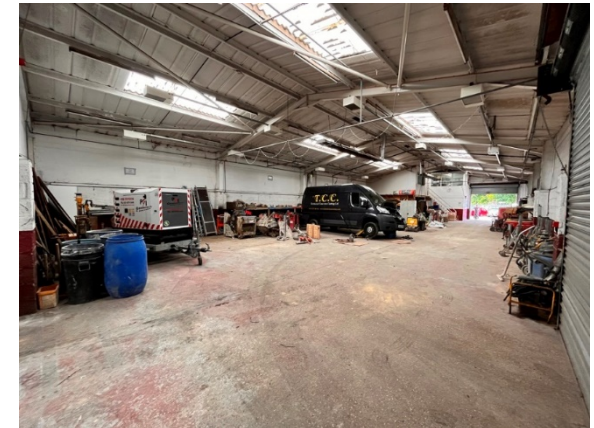
www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

C-71

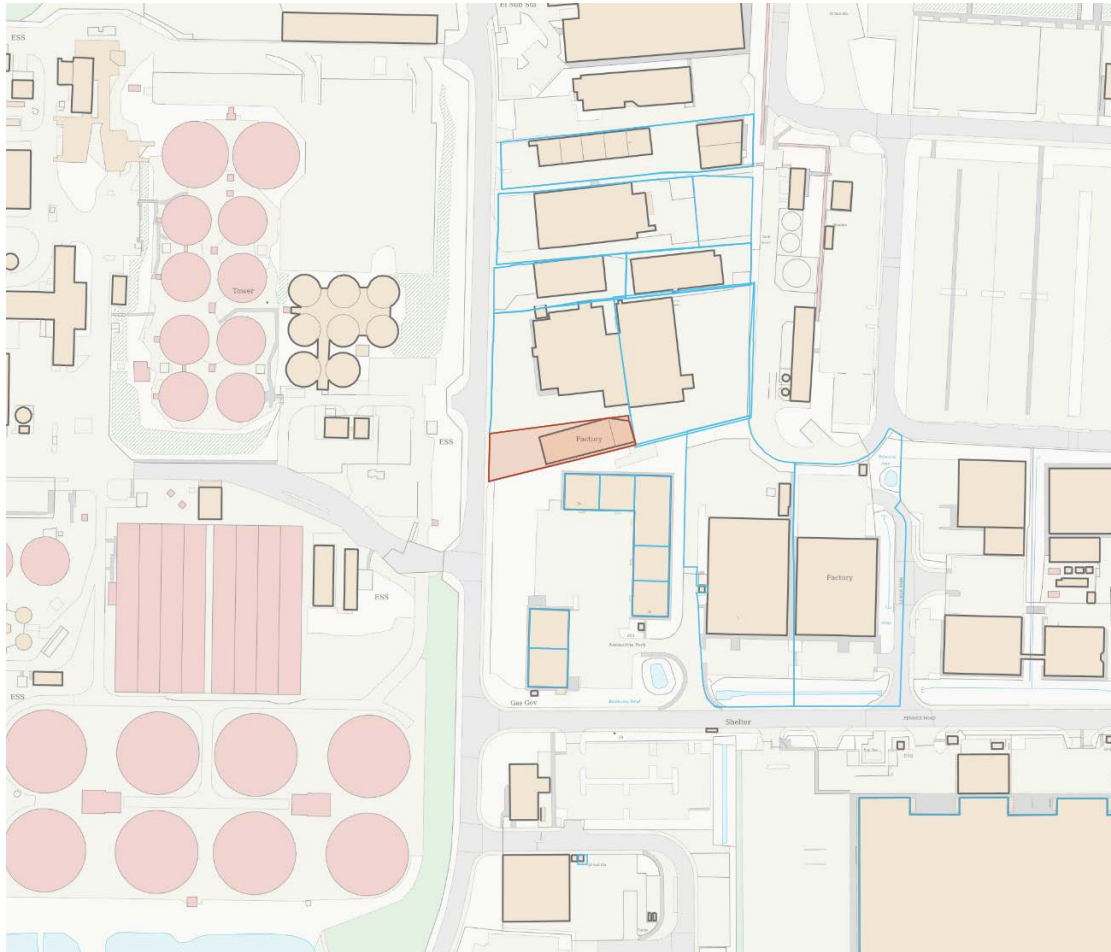
Legal Costs

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



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Location

The property is situated approximately half a mile from Havant Town Centre, which benefits from a mainline railway station providing regular services to London Waterloo.

Southmoor Lane is located within the Broadmarsh Business area approximately 1.5 miles from Junction 5 of the A3(M) Bedhampton junction and off the main A27 junction for Havant and Hayling Island.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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