



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**4 Luxor Park, Penner Road, Havant PO9 1QY**  
**Detached Warehouse Unit**



## KEY FEATURES

17,313 sq. ft. (1,608.43 sq m)

Secure Rear Yard

Min. eaves 7.2m.

3 loading doors

Excellent access to A27/M27

Open plan offices

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

# To Let

## Detached Warehouse Unit

### Description

The property comprises a detached warehouse unit incorporating a two-storey office element to the front. It is constructed of a steel portal frame with pitched steel roof with 10% translucent sheet roof lighting. The two-storey office element is mainly brick/glazed elevations.

Internally the warehouse is clear span with a height of approximately 7.2 metres minimum eaves. Loading is via three up and over sectional doors each measuring approximately 4m width and 5.75m height.

The offices benefit from carpeted floors, perimeter trunking and suspended ceilings with inset diffused lighting.

To the rear of the unit is a secure yard.

To the front of the unit is parking for approximately 23 vehicles (4 disabled spaces).



### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground floor warehouse and offices	15,929	1,479.89
First floor offices	1,384	128.54
<b>Total:</b>	<b>17,313</b>	<b>1,608.43</b>

**There is scope for the first floor offices to be extended if required.**



### Terms

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

### Rent

£9.75 per sq. ft.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Warehouse and premises - £110,000

Source:

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

### Energy Performance Certificate

Rating D-89

### Legal Costs

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

# TO LET

## Industrial/Warehouse Unit

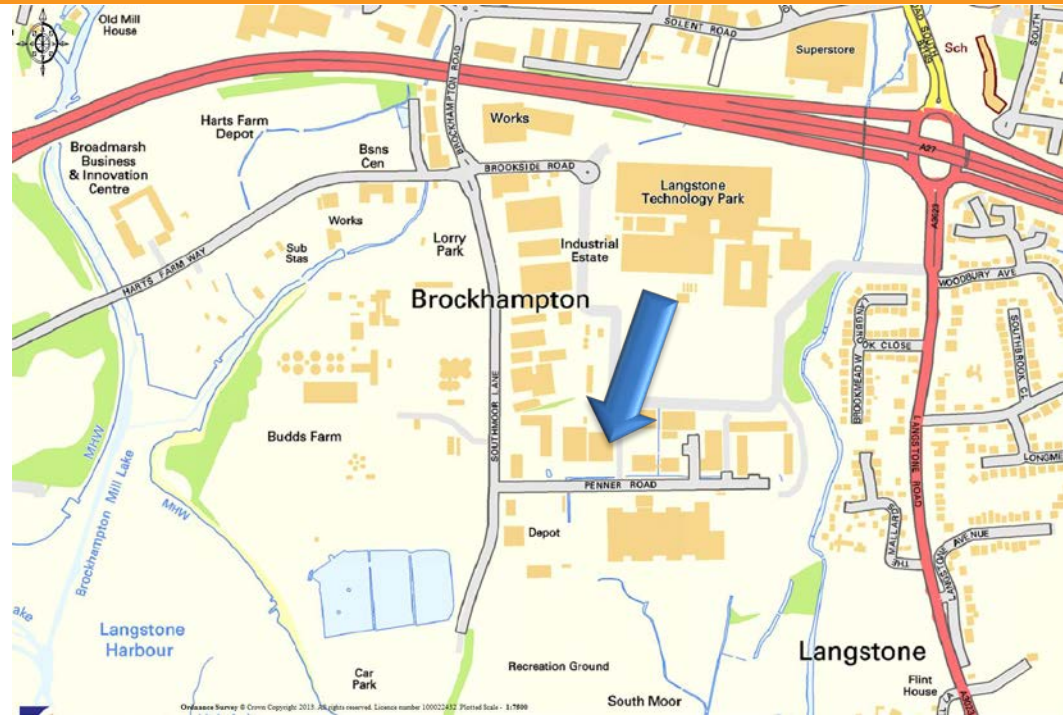
### Location

Havant is a town of 50,000 population situated 5 miles to the east of Portsmouth approximately 1.5 miles from Junction 1 of the A3(M) Bedhampton junction and off the main A27 junction for Havant and Hayling Island.

Penner Road is to the south of the A27 and south of Langstone Technology Park. It is accessed from Southmoor Lane and the secondary roads of Harts Farm Way and Solent Road.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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