



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**11 Kenwood Business Park, New Lane,
Havant PO9 2NT**
Detached industrial/Warehouse Unit



KEY FEATURES

2,207 sq. ft. (205.02 sq. m.)

Loading door 6.02m x 4.82m

Substantial yard

3 phase power

Call us on: **01329 220 111**

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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Detached Industrial/Warehouse Unit

Description

The premises provides a detached industrial unit with substantial yard area.

The premises benefit from the following:

- 3 phase power
- 6.02m x 4.82m loading door.

Accommodation

We have measured the premises in accordance with the RICS code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

	sq. ft.	sq. m.
Unit 11	2,207	205.02
	Acres	Hectares
Yard Area	0.1458	0.059

Terms

Available on a new lease for a term to be agreed.

Rent

£27,500 per annum exclusive.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Land used for storage and premises - £28,750

Source:

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

Service Charge

The ingoing tenant will be liable for their proportion of the Estate Maintenance Charge. Details upon request.

Energy Performance Certificate

To follow

Legal Costs

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



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To Let

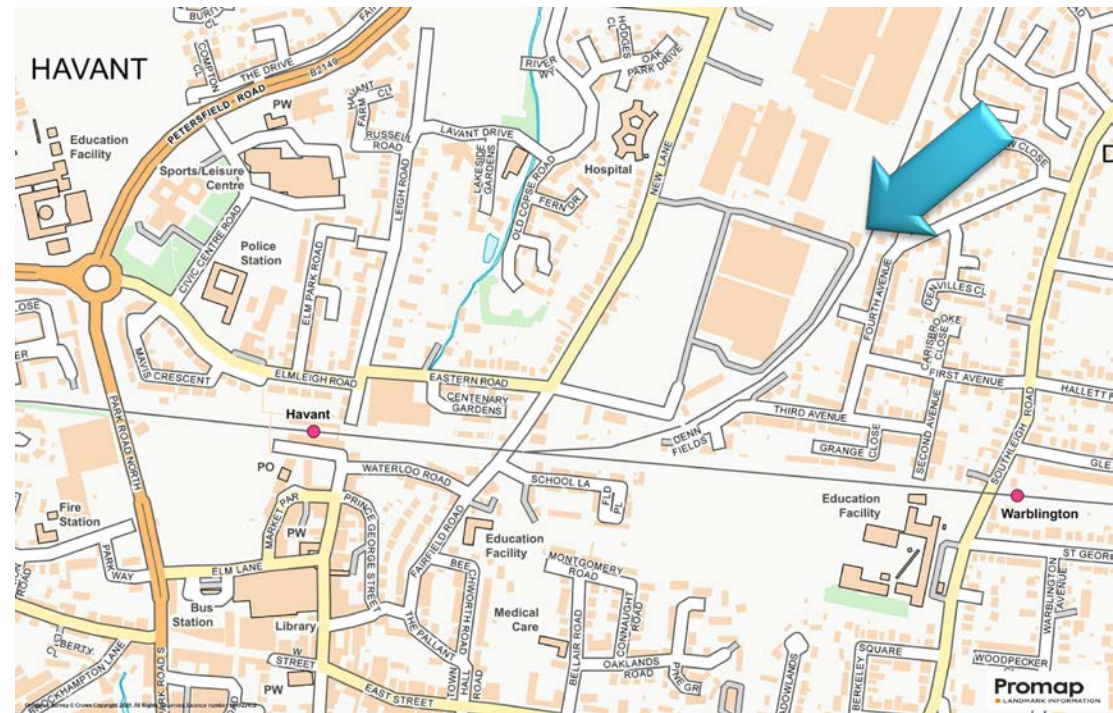
Detached Warehouse/Industrial Unit

Location

Kenwood Business Park is situated in an excellent position just 1 mile from Havant Town Centre and mainline railway station. It is 5 miles to the east of Portsmouth and 11 miles to the West of Chichester. The A27 and A3(M) road network are approximately 1.5 miles distance from the Business Park.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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