



UNIT 2

HERMITAGE PARK

HAVANT • PO9 1FA

HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT
32,281 SQ FT (2,999 SQ M)

TO LET (MAY SELL)





HERMITAGE PARK

HAVANT • PO9 1FA

HERMITAGE PARK is accessed from Harts Farm Way in Havant, which is to the east of Portsmouth (5.2 miles) and the west of Chichester (12 miles). The site is ideally situated for transport connections, being approximately 1 mile from the A3(M)/A27 interchange, providing access across the South Coast via the M27 and to London via the A3(M).

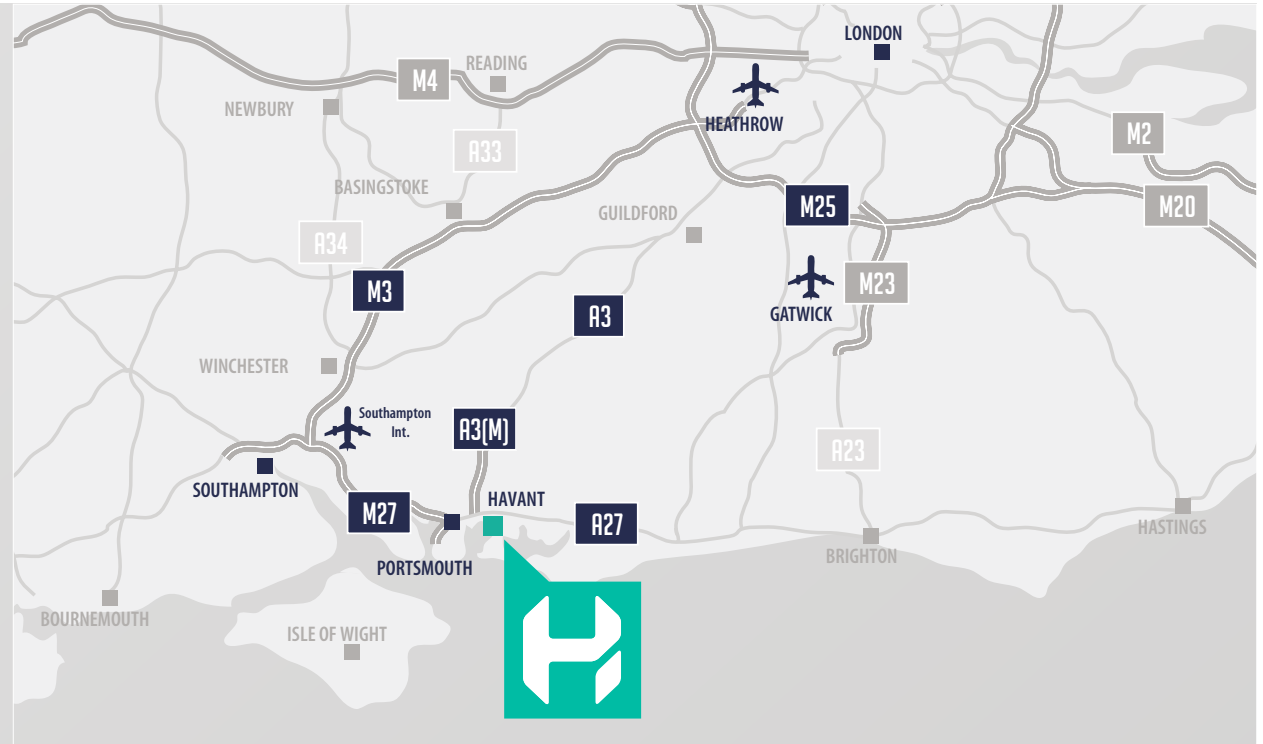
Havant Train Station can be found within 1.2 miles of the site and provides direct trains to London Waterloo. (Travel time approximately 1 hr 25 mins).

DRIVE TIMES

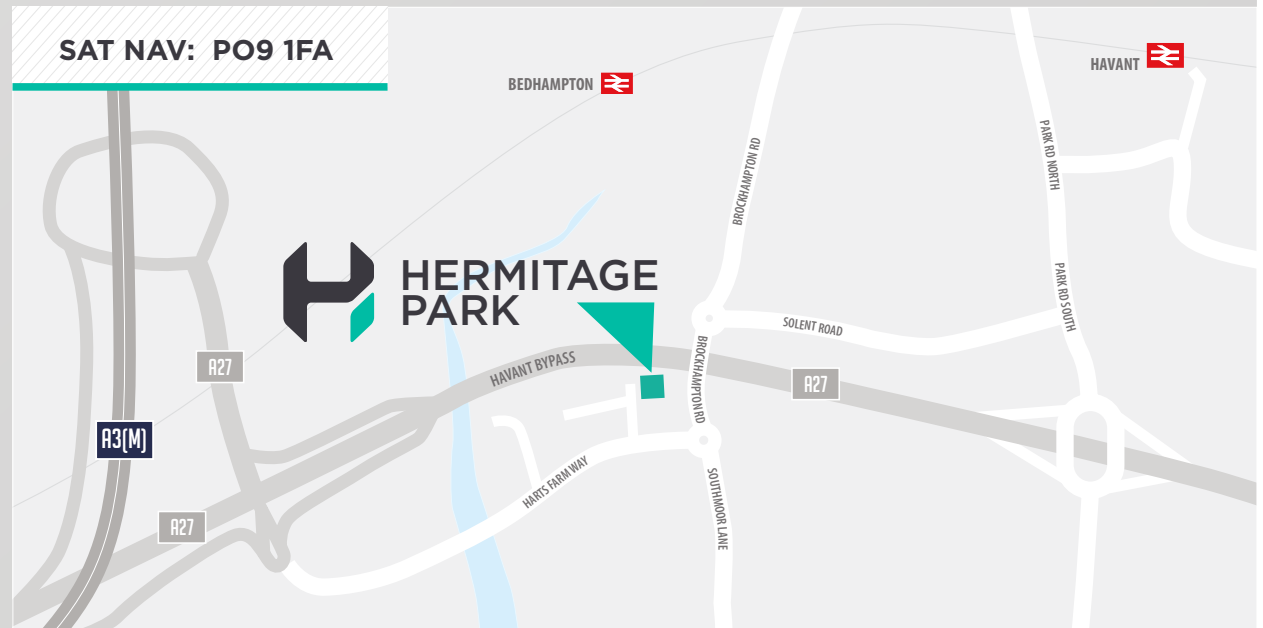
A27	0.2 miles
A3(M)	0.9 miles
Havant Town Centre	1 mile
Portsmouth	5.2 miles
Southampton	22 miles
M25	47 miles
Gatwick Airport	57 miles
Heathrow Airport	59 miles
Central London	70 miles

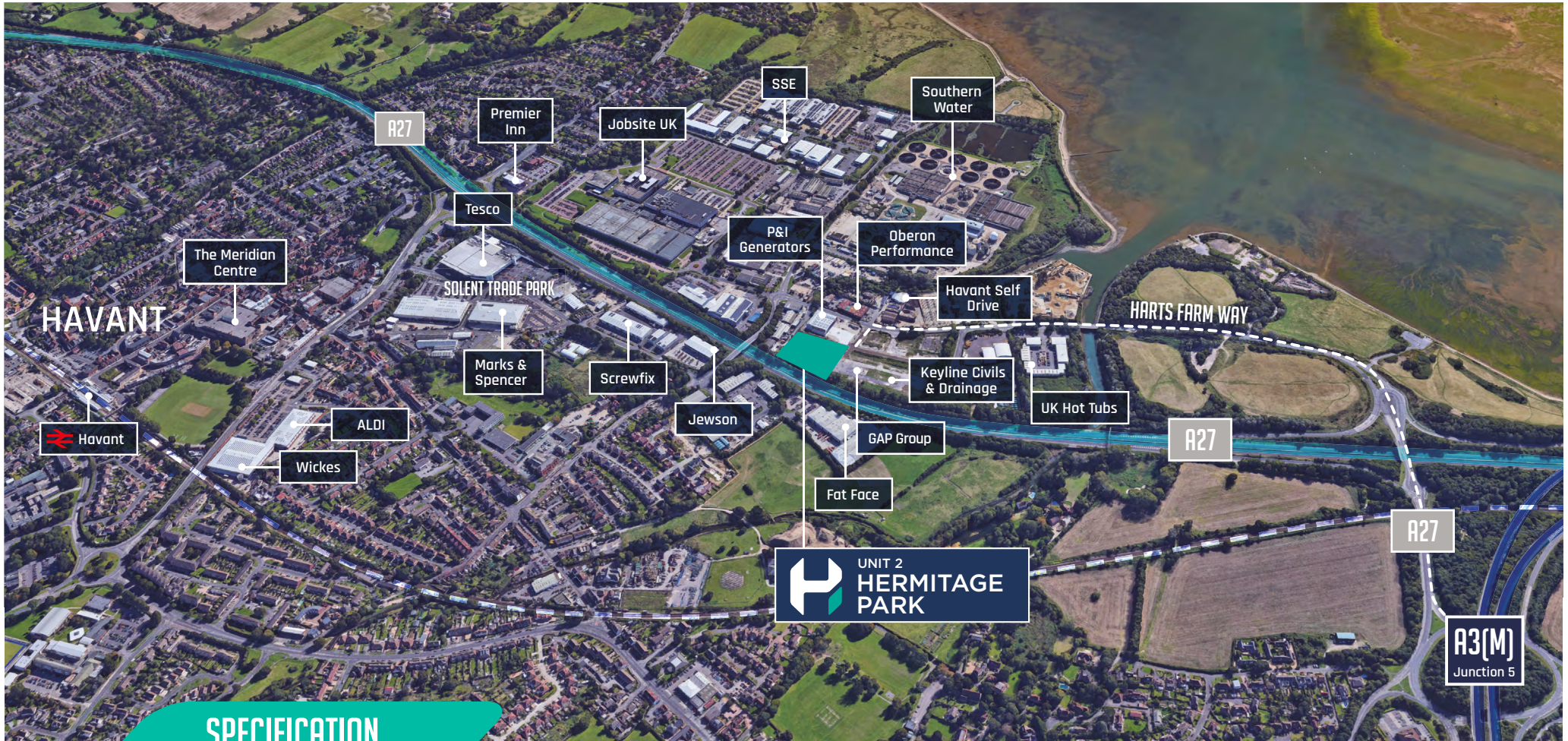
TRAIN TIMES

Havant Mainline Railway Station	1.2 miles
➤ Portsmouth	12 mins
➤ Southampton	43 mins
➤ Brighton	58 mins
➤ London Waterloo	1 hr 25 mins



SAT NAV: PO9 1FA





SPECIFICATION INCLUDES:



APPROX.
25,500 SQ FT
WAREHOUSE



9.15M (30FT)
EAVES HEIGHT



4 GROUND LEVEL
LOADING DOORS



3 STOREY
INTEGRAL OFFICES



PRIVATE
CAR PARKING

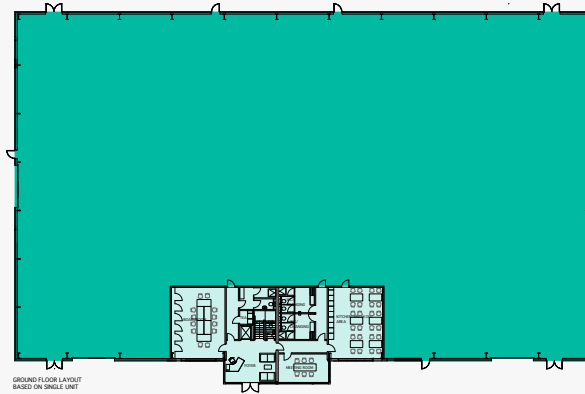


DEDICATED YARD WITH
ABILITY TO BE SECURED

OPTION 1

The unit comprises of the following (GIA):

Ground Floor Warehouse	2,375 sq m	25,565 sq ft
Ground Floor Office	230 sq m	2,476 sq ft
First Floor Office	197 sq m	2,120 sq ft
Second Floor Office	197 sq m	2,120 sq ft
Total	2,999 sq m	32,281 sq ft



OPTION 2

UNIT 1

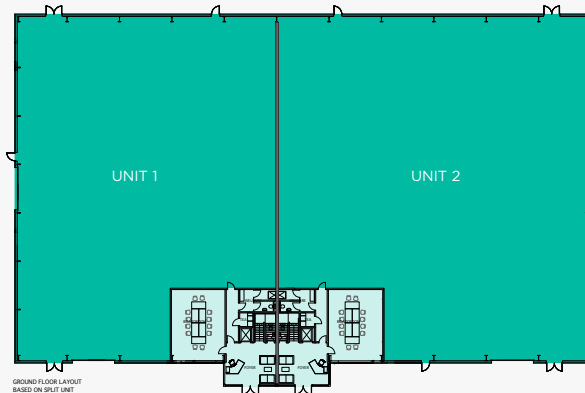
The unit comprises of the following (GIA):

Ground Floor Warehouse	1,067 sq m	11,485 sq ft
Ground Floor Office	113.5 sq m	1,222 sq ft
First Floor Office	97.8 sq m	1,053 sq ft
Second Floor Office	97.8 sq m	1,053 sq ft
Total	1,376.1 sq m	14,813 sq ft

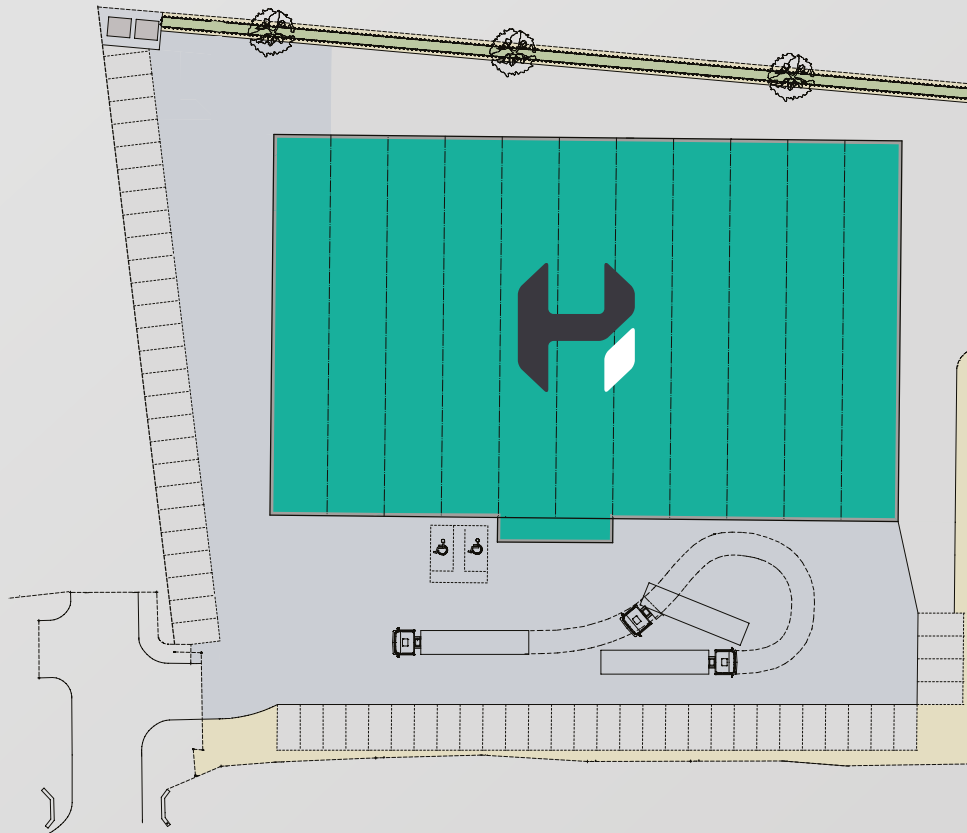
UNIT 2

The unit comprises of the following (GIA):

Ground Floor Warehouse	1,300 sq m	13,993 sq ft
Ground Floor Office	113.5 sq m	1,222 sq ft
First Floor Office	97.8 sq m	1,053 sq ft
Second Floor Office	97.8 sq m	1,053 sq ft
Total	1,609.1 sq m	17,320 sq ft



All figures are subject to final measurement post construction.



SPECIFICATION

Salient specification details as follows:

- Eaves height of 9.15m
- Dedicated yard with ability to be secured
- 4 ground level loading doors
- Ancillary offices at ground, first and second floors
- PV ready roof
- LED warehouse lighting
- Car charging points for 8 vehicles
- 600kva supply if required
- 60 car parking spaces
- Ground, First and second floor toilets
- Cycle Shelter and stands for 20 bikes
- EPC Targeting EPC Rating A

DESCRIPTION

Unit 2 will be a new industrial/warehouse property of a steel portal frame and is currently under construction. Offices are at ground, first and second floor level. Externally there is a secure yard and private parking. Possible uses include B1, B2 and B8.

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Timing - PC Q1 2020. A sale may be considered.

EPC

To be confirmed.

FURTHER INFORMATION

For further information or to arrange an inspection please contact the agents:



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