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## Industrial Unit For Sale/To Let

### 1 Downley Business Park

Downley Road, Havant, PO9 2NJ

Industrial / Warehouse

**TO LET / FOR SALE**

**7,519 sq ft**

(698.54 sq m)

- 14 car spaces plus 2 in front of warehouse doors
- Fitted offices
- Electric loading door
- 6.2m eaves

Expert property advice delivering competitive advantage

# 1 Downley Business Park, Downley Road, Havant, PO9 2NJ

## Summary

Available Size	7,519 sq ft
Rent	£57,500 per annum
Price	£795,000
Rateable Value	£49,000
EPC Rating	C (74)

## Location

The property is located within a popular and established industrial estate, home to Formaplex. Close by other occupiers include Dunham Bush, Delonghi and Pfizer along New Lane. The industrial area is in close proximity to A27/M27 and Havant benefits from a mainline railway station.

## Description

Unit 1 is located at the front of Downley Business Park at the end of a terrace. The unit is of traditional steel portal frame with insulated profile cladding to the elevations and roof. The roof has approximately 10% natural light and there are ground and first floor windows serving the front offices. Internally the warehouse is accessed via an electrically operated insulated sectional loading door and has approximately 6.2m eaves height (under haunch).

The original first floor offices have been extended with a mezzanine into the warehouse. These benefit from suspended ceilings, recessed lighting and comfort cooling and heating with a mix of Cat 2 and LED lighting, window blinds with fire and security alarm. There are toilets on both floors and a kitchen and showers on the ground floor. Emergency exit to the rear of the building.

## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	Sq ft	Sq m
Unit - Ground Floor	4,705	437.11
Unit - First Floor Offices	1,804	167.60
Mezzanine - Offices	1,010	93.83
<b>Total</b>	<b>7,519</b>	<b>698.54</b>

## Terms

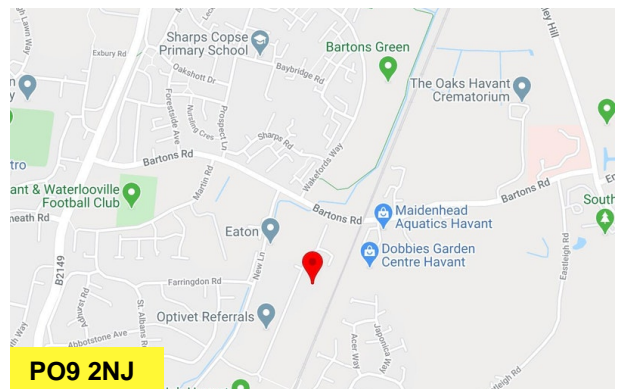
The property is available freehold with vacant possession at a guide price of £795,000 exclusive. Alternatively, a new Full Repairing and Insuring Lease is available on a term to be agreed at a rent of £57,500 per annum exclusive of business rates, estate service charge, building insurance and VAT, payable quarterly in advance.

## VAT

The property is VAT registered.

## Legal Costs

Both parties to be responsible for their own legal costs.



## Viewing & Further Information

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