



## 2 Downley Road, Havant, PO9 2NJ

Office/Industrial Building With Good Parking

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,405 sq ft / 223.43 sq m
<b>Rent</b>	£20,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Parking for 10 + overflow
- Side loading door
- Recently refurbished
- Versatile space
- Currently fitted as offices
- Self contained

## Description

The subject premises is at two storey structure, currently fitted as offices but could be used for other purposes. The building benefits from parking for up to 10 cars at the front with an overflow car park at the rear (additional parking available through separate negotiation). There is a kitchen on each floor along with three separate WCs with wash hand basins.

## Location

Downley Road is situated less than 2 miles north of the A27 and Havant Town Centre. Downley Road is just off New Lane which leads to the A27 and motorway network, providing easy access to south Hampshire via M27, A3 & M3.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Office/Industrial	1,243	115.48	Available
1st - Office & Kitchen	1,162	107.95	Available
<b>Total</b>	<b>2,405</b>	<b>223.43</b>	

## Specification

- Two kitchens
- Three WCs each with wash hand basin
- LED lighting
- Air conditioning
- Perimeter trunking
- CAT 5 network cabling
- Double glazing
- Electric heating
- 3 phase power
- Full CCTV system

## Terms

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

## Business Rates

To be assessed.

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

Unless stated all prices may be subject to VAT.

Each party to pay their own legal cost incurred in the transaction.



## Viewing & Further Information

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