



Unit 3 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

Modern Industrial / Warehouse

Summary

Tenure	To Let
Available Size	2,992 to 5,534 sq ft / 277.97 to 514.13 sq m
Rent	£40,000 per annum
EPC Rating	D (97)

Key Points

- Modern Industrial Unit
- On-site Parking / Loading Area
- Adjacent Junction 4 of the A3M
- Mezzanine Floor



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Description

The premises are of steel portal frame construction with plastic coated steel profile cladding to both elevations and roof incorporating 10% natural roof lights.

Access to the factory / warehouse is via electrically operated overhead section loading door. The unit benefits from having a mezzanine floor fitted, covering approximately three-quarters of floor space. There are W.C.s on the ground and first floors.

Location

The Larchwood Business Centre is situated to the northwest of Havant adjacent to Purbrook Way and close to junction 4 of the A3M. The Larchwood Business Centre comprises a development with good visibility from Purbrook Way a busy main road and bus route. Asda, MacDonald's and the B&Q Superstore are within close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	2,992	277.97	Available
Mezzanine	2,536	235.60	Available
Total	5,528	513.57	

Terms

Available by way of a new full repairing lease for a term to be agreed at a rent of £40,000 pa

Business Rates

Rateable Value £29,250

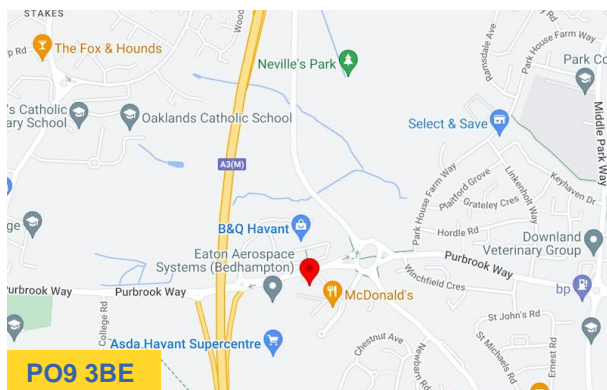
You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

Other Costs

Service Charge and building insurance is payable, further information upon request.

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless otherwise stated all rents and costs are exclusive of VAT.



Viewing & Further Information

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