HOLLOWAY ILIFFE & MITCHELL

Industrial, Trade Counter, Warehouse

TO LET

Units 2 - 3 Dakota Business Park, Downley Rd, Havant, PO9 2NJ

Well Located Modern Industrial Unit

Summary

Tenure	To Let
Available Size	3,391 to 7,853 sq ft / 315.03 to 729.57 sq m
Rent	£75,000 per annum Potential to split the unit, rent on application for smaller area.
Service Charge	N/A
EPC Rating	C (71)

Key Points

- Excellent Communication Links
- Loading Doors 4.04m high
- 1st Floor Fully Fitted Office
- Minimum Eaves 7.10m
- Good Parking Provision & 2 x Loading Bays

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SOUTHAMPTON 023 8011 9977

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Description

The subject units are at the southern end of a block of 6 units and are adjacent to the estate road. The building is of a steel portal frame construction with profile steel cladding over the elevations and roof. The roof incorporates roof lighting throughout. The buildings were built in approximately 2006. Units 2 & 3 are currently formed as one unit. Unit 2 being open plan and Unit 3 having the benefit of a concrete mezzanine floor, offices and toilet facilities at ground floor level. The first floor offices are fully fitted with suspended ceiling, cat II lighting, recessed air conditioning, perimeter trunking with the ground floor offering offices, a tea point and 2 separate w.c.'s. Externally, there is parking for up to 16 vehicles plus loading bays.

Location

Dakota Business Park is located on the northern end of Downley Road, Havant on the established New Lane Industrial Estate. The Park is well connected just 1.5 miles north of the A27 and junction of the M27 and A3M providing excellent transport links with the City and conurbations of Portsmouth, Southampton and links with London.

Portsmouth is approximately 7 miles to the west and Chichester is 11 miles to the east. Havant Railway Station is approximately 0.75 miles to the south providing direct links to London, Waterloo. Havant Town Centre is within 1 mile of the property.
The subject buildings are on the right hand side of the estate road after you enter the Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	6,776	629.51	Available
1st - Office	1,077	100.06	Available
Total	**7,853**	**729.57**	

Specification

2 Electric Up & Over Loading Doors
Loading Doors 3.72 m (w) x 4.04 m (h)
7.10m Eaves height
Roof Lighting
Three Phase Power
Mezzanine Office
16 Parking Spaces & 2 x Loading Bays

Terms

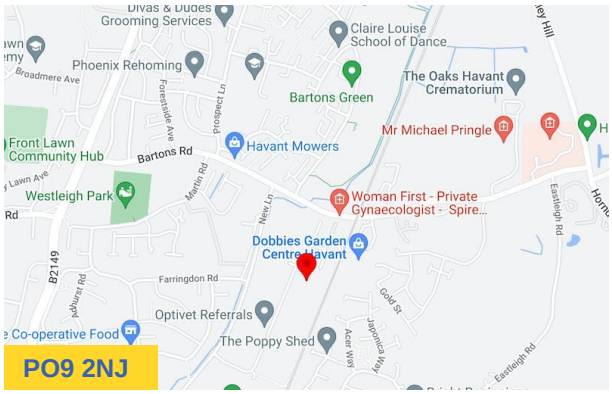
Available by way of a new FRI lease for a term to be agreed at a rent of £75,000 pa, alternatively the unit could potentially be split, rent on application.

Business Rates

Rateable Value £49,500 per annum
You are advised to make your own enquiries in this regard with the Local Authority before making a comittment to lease.

Other Matters

Service Charge payable to cover the cost such as maintenance of the estate and common parts along with Buildings Insurance. Costs on application.
Legal Costs - Each Party to be responsible for their own costs incurred in the transaction
VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT



Viewing & Further Information

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TO LET

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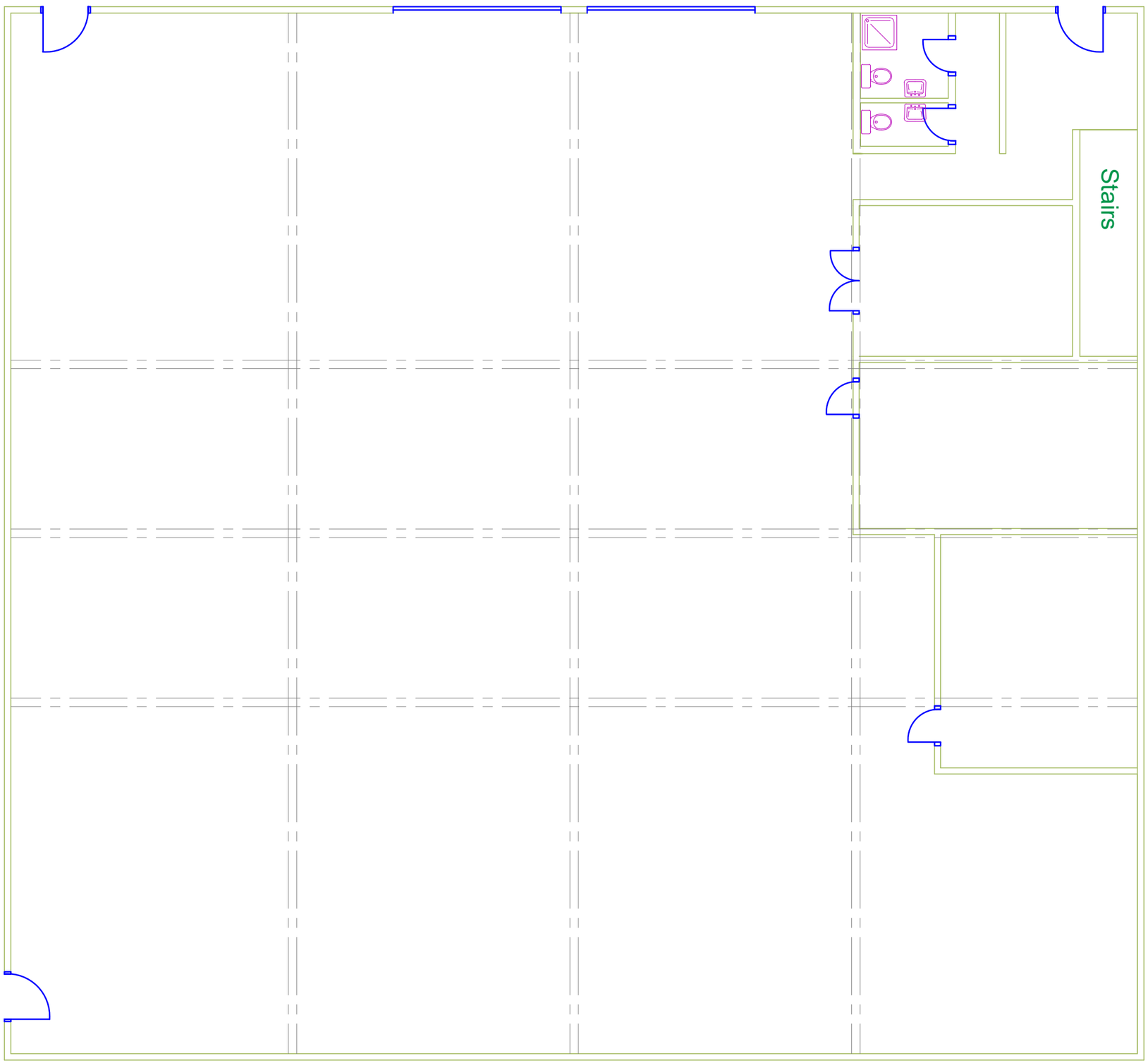
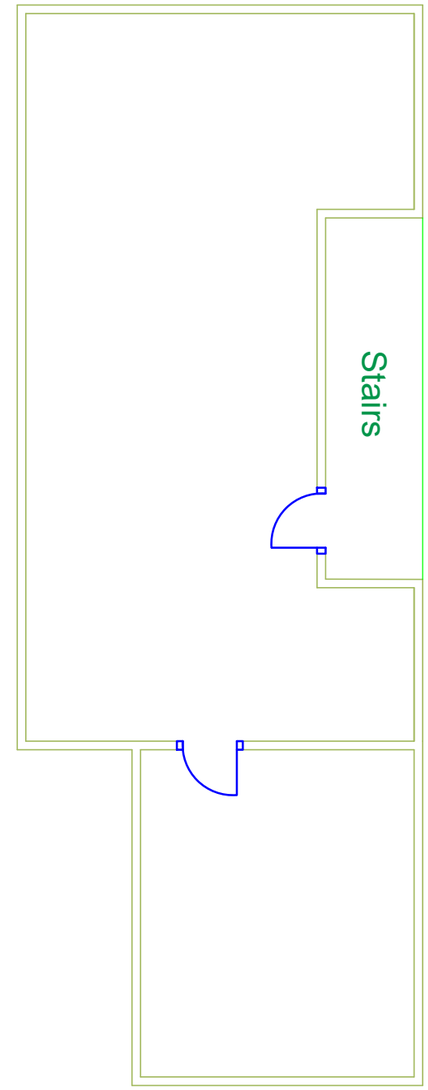
DAKOTA
BUSINESS PARK
UNIT 1 Formaplex Ltd
UNIT 2 Formaplex Ltd
UNIT 3 Formaplex Ltd
UNIT 4 Formaplex Ltd
UNIT 5 Formaplex Ltd
UNIT 6
UNIT 7 Formaplex Ltd
UNIT 8 Straightpoint UK Ltd
UNIT 9 Straightpoint UK Ltd
UNIT 10 Straightpoint UK Ltd
UNIT 11 Treat Your Skin Ltd
UNIT 12
UNIT 13 LTVS Ltd
UNIT 14 Tileasy Ltd
This Business Park is monitored 24/7
by an ARPA CCTV security system

Ground Floor

Front Elevation



First Floor



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Note to Builder / Contractor: Do not scale to ascertain dimensions.
(This is not applicable to Planners).

Revision	Date	Description	By	Check
-	-	-	-	-

Client
AXER Limited

Drawing Title
2/3 Dakota Existing

Ground and first floor plan

Project Title
2/3 Dakota Business Park,

Havent, Eastleigh

P09 2NJ

Scale 1:100 @ A3 | Drawn by AG
Date 03/01/2023 | Checked by RA
Job No. J0060012 | Drg. No. | Rev.

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