independence

TO LET

Industrial/Warehouse Unit - Havant

3 Stanbridge Road
Havant, Hampshire PO9 2QL

21,312 sq ft (1,980.00 sq m)

Independence is an impressive new build warehouse/industrial premises finished to the highest specification. Centrally located on the south coast, it offers unrivalled access to the road network and Portsmouth docks.

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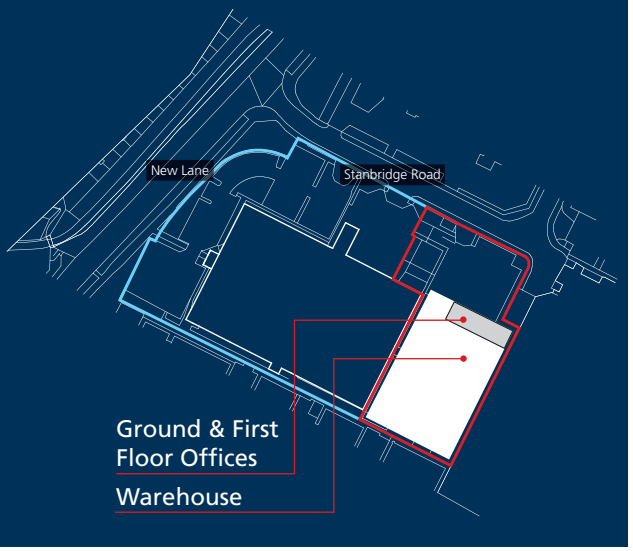

Location
Independence is located on Stanbridge Road in Havant, one of the main industrial areas within the town. Havant town centre, with its mainline railway station, is approximately 1.5 miles to the south of the property. This leads to the A27. Providing access to Portsmouth, Southampton and Chichester.

Description
The property comprises a steel frame industrial unit situated on a 1 acre self-contained site with access to Stanbridge Road.

Access to the main warehouse is through a large steel roller shutter loading door or through a personnel entrance and a small delivery double doorway. The unit benefits from 3 phase electrical supply, translucent roof panels and ground and first floor offices.

Externally there is a loading area and excellent secure onsite car parking.

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Accommodation

Warehouse	18,832 sq ft	(1,749.00 sq m)
Offices	2,480 sq ft	(230.39 sq m)
Total	**21,312 sq ft**	**(1,980.00 sq m)**

Terms
The property is available to let by way of a new full repairing and insuring lease on terms to be agreed. Freehold is also available, price on request.

Rent
£190,750 per annum exclusive.

Rateable Value
To be assessed.

Energy Performance Certificate
EPC to be assessed.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing
Strictly by appointment through the joint sole agents:

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