

*Hughes***Ellard**

Industrial Unit – For Sale

120.97 sq m (1302 sq ft)

15 Havant Business Centre Harts Farm Way Havant Hampshire PO9 1HU



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Location

Havant Business Centre is situated in a well established industrial warehouse location on Harts Farm Way close to its junction with Southmoor Lane.

Havant Business Centre lies to the south of the A27 and benefits from excellent access to the A27/M27 towards Chichester (10 miles), Brighton (45 miles) to the east, Portsmouth (5 miles) and Southampton (22 miles) to the west.

Havant town centre bus terminus and mainline railway station are located approximately 1.5 miles from the premises. Havant railway station provides regular direct services into London Waterloo (approximately 1 hour, 45 mins) via Guildford.

Key Points:

- Excellent motorway links
- Loading door
- Forecourt parking



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Description

The property is an end of terrace industrial unit of brick and block steel frame construction under a corrugated steel roof incorporating translucent panelling. The premises benefits from the following:

- Three phase power
- Roller shutter door (3m x 3.25m)
- 5.3m eaves maximum, 4m minimum
- Fluorescent strip lighting
- Perimeter trunking
- Gas heater blower
- Forecourt car parking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following gross internal areas

Floor	Size m ²	Size ft ²
Ground	120.97	1302

Price

£150,000. Exclusive of VAT

The premises are held on a long lease for a term of 125 years from 5th July 1984 (Expiry 2109), at a Ground Rent of £2,941 per annum and subject to 5 yearly reviews.

Estate Service Charge

Approximately £815.00 per annum.

Rateable Value

We are advised by online enquiry via www.voa.gov.uk that the property has a Rateable Value of £9,000 as of 1 April 2010. However, interested parties are advised to confirm the accuracy of this information.

Legal Costs

Both parties to pay their own legal costs.

EPC Rating: C(70)



Please get in touch with our agent using the contact details below:

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Location

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Regulated by RICS
NOVEMBER 2016

