



**HELLIER  
LANGSTON**

Commercial Property Consultants

F7 Fareham Heights  
Standard Way  
Fareham  
Hampshire  
PO16 8XT

**T:** 01329 220111  
**F:** 01329 220777



## **TO LET/FOR SALE MODERN OFFICE**

**A6 ENDEAVOUR  
BUSINESS PARK  
PENNER ROAD  
HAVANT  
PO9 1QN**

- **1,262 sq. ft. (117.2 m<sup>2</sup>)**
- **Open plan accommodation**
- **Allocated parking**

## Location



Endeavour Business Park is located within the Broadmarsh Business area close to junction 5 of the A3(M) and the A27 approximately half a mile from Havant Town Centre, which benefits from a mainline railway station providing regular services to London Waterloo.

## Description

Endeavour Business Park is a modern development of offices in a courtyard setting. The property benefits from the following amenities:

- Double glazing throughout
- Fully carpeted
- Suspended ceilings
- Category 2 lighting
- Electric convactor heating
- 3 Compartment perimeter trunking

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and has the following approximate gross internal area:

	sq. ft.	m <sup>2</sup>
A6	1,262	117.2

## Freehold

Offers are invited in the region of £190,000.

## Anti-Money Laundering Regulation

Please note all prospective buyers will need to be verified for 'AML' purposes prior to issuing memorandum of agreed terms for a sale.

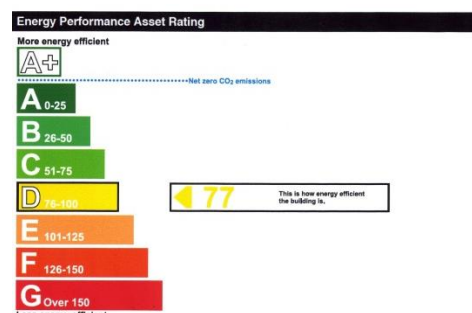
## Terms

The premises are also available on a new full repairing and insuring lease at £16,000 per annum exclusive of rates, service charge and other operational outgoings.

## Rateable Value

To be re-assessed.

## Energy Performance Certificate



## Legal Costs

Each party to be responsible for their own legal costs.

## Viewing

Strictly by appointment with sole agents Hellier Langston.

**Andy Hellier**

ah@hlp.co.uk

01329 220111

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