

For Sale

Industrial Property

Industrial / Warehouse Units

Units 1 & 2, The Platers, Brockhampton Road, Havant PO9 1JU



- 895 - 5,125 Sq Ft (83.15 - 476.12 Sq M)
- Plot size 0.2 acres
- Freehold opportunity
- Direct exposure onto A27/M27



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Location

The Platers is located at the end of Brockhampton Road which is the south side of the M27/A27 at Havant, with direct frontage onto the main M27/A27. This location provides direct access back onto the motorway network, providing links to the A3 to London.

Description

The Platers consists of two units. Unit 1 is a detached unit with concrete frame, part brick/clad elevations with an additional steel frame warehouse. There are ground and first floor offices with lighting and a kitchenette. The warehouse area is accessed via two sliding loading doors.

Unit 2 was built in 1997 and is of steel portal frame with clad elevations and insulated clad roof with natural roof lights. It benefits from an office area, storage mezzanine and WC facilities and a roller shutter door.

- Secure yard
- 3 phase electric
- Water, drainage and gas capped off
- WC facilities
- Re-development opportunity (STP)

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas:

Accommodation	SQ FT	SQ M
UNIT 1		
Ground Floor Warehouse and Office	3,885	360.93
First Floor Offices	345	32.05
UNIT 2		
Ground Floor Warehouse	895	83.15
Total	5,125	476.13

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value:

Unit 1 - £11,750

Unit 2 - £5,100

Rating Assessment Source - www.2017.voa.gov.uk

Uniform Business Rate is £0.466p (2017/2018)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

Freehold sale

Price

Offers in excess of £350,000.

EPC

The Energy Performance Asset Rating is F-138.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Guy Jackson

Lambert Smith Hampton

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Detached Industrial Unit, Unit 2



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Site Area Map

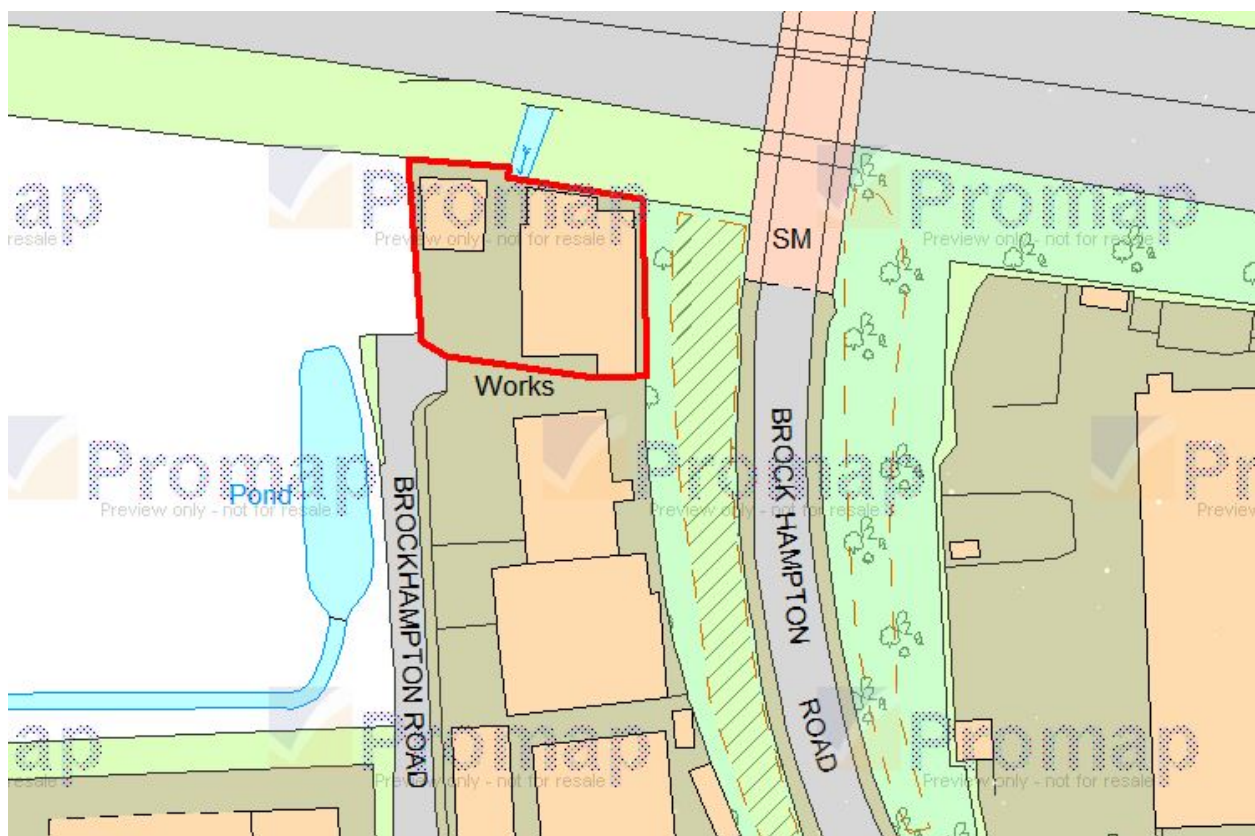


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Location Map

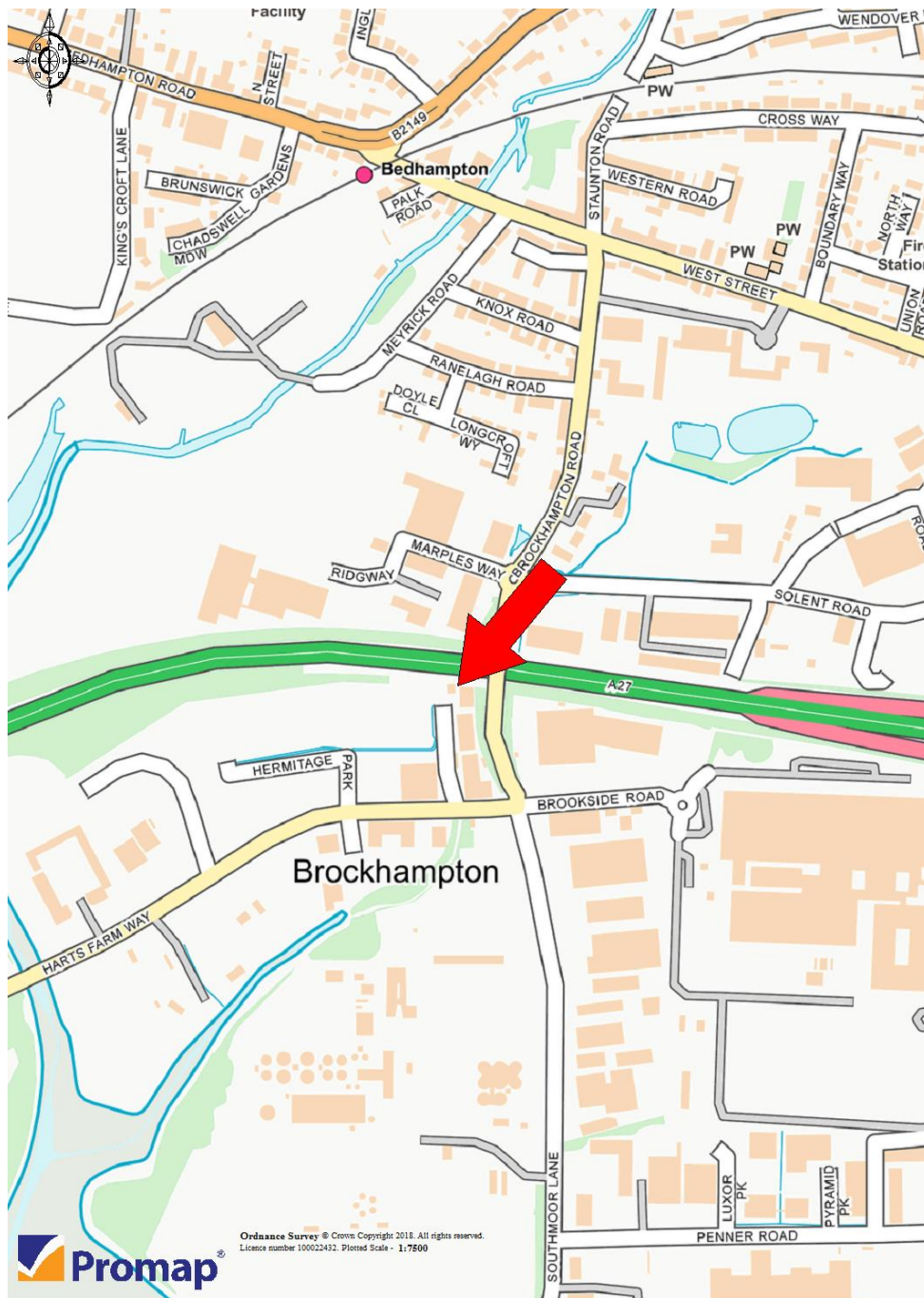


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