

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

Carter Jonas

TO LET

Well located modern industrial unit
729.57 m² (7,853 ft²)



- **Recently refurbished**
- **First floor fully fitted office**
- **Excellent communication links**
- **Good parking provision (16 no. car parking spaces) and 2 no. loading bays**
- **Incentives may be available**

Contact:

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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 .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 left hand side of the Estate Road after you enter the Estate.

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 walls and roof along with roof lighting throughout. The buildings were built in approximately 2006.

Units 2 & 3 are currently formed as one unit but could be sub-divided to create 2 separate units with 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, power and data with the ground floor offering space offices, a tea point and 2 separate w.c.'s. Externally, there is parking for up to 16 vehicles plus loading bays.

Accommodation

The accommodation is understood to comprise the following approximate floor areas which have been provided for us:

	Sq M	Sq Ft
Ground - Warehouse	629.51	6,776
1 st Floor - Office	100.06	1,077
Total NIA	729.57	7,853

Tenure

Available by way of a new FRI lease for a term to be agreed at a rent of £75,000 pa.

Please note, incentives may be available. Further details available on request.

Rateable Value

Rateable Value (2017 List) £43,500 per annum. We are advised that the proposed Rateable Value in the 2023 List is £49,500. You are advised to make your own enquiries in this regard with the Local Authority before making a commitment to lease.

Service Charge

Service Charge will be payable to cover the cost such as maintenance of the Estate and common parts along with Buildings Insurance. Please enquire for these costs.

VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority

Havant Borough Council
t: 023 9244 6019 / www: havant.gov.uk

Legal Costs

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

Services

We believe that mains electricity, gas, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

References

Once a letting has been agreed the landlord will need to approve the proposed tenant's references as part of the letting process. A non-refundable reference charge of £50 (including VAT) will be levied to be paid by cheque. This does not form part of the contract or constitute a deposit in respect of any transactions. Appropriate references will be required from the bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Carter Jonas does not guarantee acceptance by the landlord.

Viewing

By appointment with the sole agents:

Holloway Iliffe & Mitchell and Carter Jonas LLP
3 Royal Court, Kings Worth, Winchester SO23 7TW

EPC

Rated 71 in Band C.



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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images are illustrative only and do not represent the actual appearance of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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