



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Industrial, Trade Counter, Warehouse  
**TO LET / FOR SALE**

PERFECT TRADE COUNTER LOCATION



## Unit 2 Larchwood Business Centre, Larchwood Avenue, Havant, PO9 3BE

Modern Industrial / Warehouse

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,815 to 3,594 sq ft / 261.52 to 333.89 sq m
<b>Rent</b>	£35,000 per annum
<b>Price</b>	£425,000
<b>EPC Rating</b>	C (62)

### Key Points

- Modern Industrial Unit
- On-site Parking / Loading Area
- Good Trade Location
- Adjacent Junction 4 of the A3M
- Close to Asda/McDonalds & KFC



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

## Description

The premises are of steel portal frame construction with plastic coated steel profile cladding to both elevations and roof incorporating 10% natural roof lights.

Access to the factory / warehouse is via electrically operated overhead section loading door. At first floor level is a mezzanine floor, suitable for storage.

## Location

The Larchwood Business Centre is situated to the northwest of Havant adjacent to Purbrook Way and close to junction 4 of the A3M. The Larchwood Business Centre comprises a development with good visibility from Purbrook Way a busy main road and bus route. Asda, MacDonalD's and the B&Q Superstore are within close proximity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,815	261.52	Available
Mezzanine - Store	779	72.37	Available
<b>Total</b>	<b>3,594</b>	<b>333.89</b>	

## Specification

- High Bay Lighting
- 2 x separate WCs
- 3 Phase Power
- Power Floated Concrete Floor
- Min. Eaves 5.50m
- Loading 3.97m (h) x 3.54m (w)
- Parking + Loading Bay

## Terms

Available by way of a new full repairing lease for a term to be agreed, at a rent of £35,000 per annum, alternatively the freehold is available at a quoting price of £425,000.00.

## Business Rates

Rateable Value £23,000

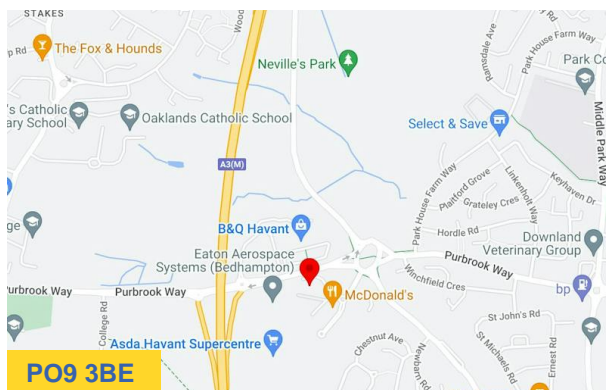
You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

## Other Costs

Service Charge & Buildings Insurance will be payable, further details upon request.

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

VAT - Unless otherwise stated all rents and costs are exclusive of VAT.



## Viewing & Further Information

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