

# Industrial, Trade Counter, Warehouse



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

Modern Industrial / Warehouse

### Summary

Key l	Points
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- Modern Industrial Unit
- On-site Parking / Loading Area
- Adjacent Junction 4 of the A3M
- Mezzanine Floor

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#### 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. The unit benefits from having a mezzanine floor fitted, covering approximately three-quarters of floor space. There are W.C.s on the ground and first floors.

#### 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
Unit - 3	2,992	277.97	Available
Mezzanine	2,536	235.60	Available
Total	5,528	513.57	

#### Terms

Available by way of a new full repairing lease for a term to be agreed at a rent of  $\pounds40,000$  pa

#### **Business Rates**

Rateable Value £29,250

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

#### **Other Costs**

Service Charge and building insurance is payable, further information 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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