

TO LET

MODERN FULLY FITTED STORE & E-COMM DISTRIBUTION CENTRE, WITH EXPANSION POTENTIAL

Plot 2, Dunsbury Park, Fitzwygram Way Havant, Hants, PO9 4EE



KEY HIGHLIGHTS

- Fully fitted store & e-commerce distribution centre
- Prominently located on Dunsbury Park, a 100 acre prime industrial and manufacturing business park.
- Based build extends to 80,145 sq ft (7,446 sq m)
- Tenant fit out of three mezzanine floors provide for an additional 72,656 sq ft, taking the overall usable floor space within the building to 143,664 sq ft.
- Available Q4 2023



For more information please contact:

GORDON REYNOLDS

Cushman & Wakefield
Mobile: 07769 714 698
Email: Gordon.Reynolds@cushwake.com

HEATHER HARVEY-WOOD

Cushman & Wakefield
Mobile: 07917 423 467
Email: Heather.Harvey-wood@cushwake.com

DESCRIPTION

The property comprises a modern Grade A distribution unit of portal frame construction, with integral office accommodation with a gross internal area of approximately 80,145 sq ft, including a separate gatehouse, on a site of approximately 6.6 acres.

The property benefits from:

- Ground and first floor offices and staff amenity
- 15m clear internal height
- 10 dock level loading doors, arranged in two banks
- 3 level access loading doors
- Sprinkler system to warehouse with external tanks, pump set and generator
- Existing tenant fit out of extensive racking, to 8 pallet locations high, as well as extensive picking locations

The tenant has introduced two additional mezzanines, providing over 75,000 sq ft of functional accommodation serviced by a good lift and pallet gate to every floor.

The building was designed for further expansion of approximately 40,000 sq ft and the ground to the west is available for construction of this extension.

ACCOMODATION

| Description | SQ FT | SQ M |
|------------------------------|----------------|---------------|
| Warehouse | 68,963 | 6,407 |
| Ground floor office/ amenity | 5,484 | 510 |
| First Floor office | 5,450 | 506 |
| Gatehouse | 248 | 23 |
| TOTAL BASE BUILD GIA | 80,145 | 7,446 |
| Mezzanine floors | 72,656 | 6,750 |
| TOTAL FLOOR SPACE | 143,664 | 14,196 |

EPC

The property has an EPC rating of A-17

VIEWINGS

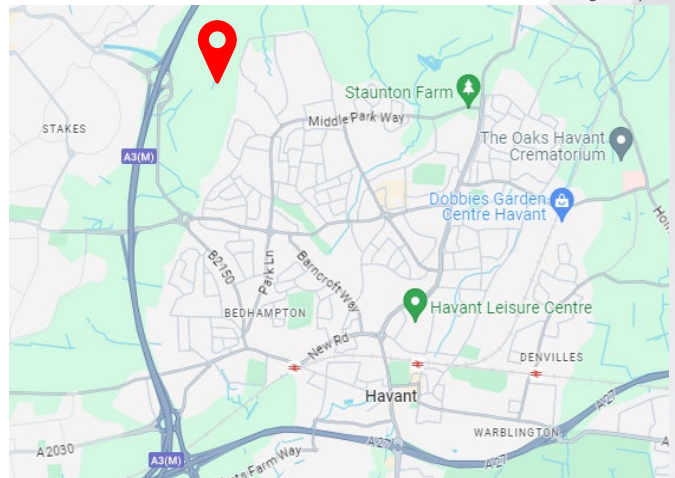
Strictly by prior appointment with the sole agent.

LOCATION

The property is located just off J3 of the A3(M) and benefits from excellent transport links to the UK motorway network, south coast and the key sea ports of Southampton and Portsmouth.

| Transport | Miles |
|-----------------------------------|-------|
| Junction 3 A3(M) | 0.7 |
| A27 | 2.5 |
| Junction 12 M27 | 6.7 |
| Junction 6 M3 | 35 |
| Junction 11 M4 | 45 |
| Junction 10 M25 | 44.5 |
| Portsmouth International Port | 8.2 |
| Southampton Port | 24 |
| Southampton International Airport | 23.5 |

Source: Google Maps



RATEABLE VALUE

The property has been assigned a rateable value of £875,000 by the Valuation Office Agency (VOA), with effect from 01 April 2023.

TERMS

The premises are available via an assignment or sub-lease. Terms on application.

Alternatively, a new lease may be available, subject to agreement of terms with the landlord.

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