

# EAST BUILDING

PENNER ROAD  
HAVANT  
HAMPSHIRE  
PO9 1QY

11,826 sq ft  
(1,098 sq m)

- Prominent HQ property
- Secure yard with 12 parking bays
- Modern specification
- Flexible layout





## LOCATION

The property forms part of the Broadmarsh area, an important business location on the outskirts of Havant, which is situated five miles to the north east of Portsmouth city centre. The property benefits from excellent road links to the A3(M) and A27 giving access to Southampton, Portsmouth, the M25 and M3. It is approximately half a mile from Havant Town Centre, which benefits from a mainline railway station providing regular services to London Waterloo.

## DESCRIPTION

The property is part of a modern campus of high quality industrial units. The East Building is of steel portal frame construction with profile steel cladding and part block elevations, beneath a pitched roof.

Internally, the East Building has been fitted out to a high standard to include offices & warehouse areas. These areas can easily be reconfigured to meet any specific demands.

Externally there are 12 car parking bays with secured concrete yard area.



## ACCOMMODATION

The accommodation comprises of the following approximate gross internal floor areas-

Ground Floor	549 sq m	5,913 sq ft
First Floor Mezzanine	549 sq m	5,913 sq ft
Total	1,098 sq m	11,826 sq ft

## TERMS

The property is available on a new lease, from July 2022, for a term to be agreed at a commencing rent of £60,000 per annum, exclusive of VAT and all other outgoings. VAT is applicable on the rent.

## EPC

View the EPC certificate [here](#).

## PLANNING

The previous planning consent of the East Building was B1(C) light industrial. From 1 September 2020 Class E replaced the B1 classification. In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b). Interested parties are advised to make their own enquires with Havant Borough Council.

## BUSINESS RATES

See this [link](#) to the current business rates assessment. Currently the East and West Buildings fall under one assessment. This will need to be split once the new lease commences.

Interested parties are advised to confirm the rates payable with the local council before making any commitments.

## OTHER COSTS

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

Unless stated, all prices and rents are quoted exclusive of VAT.



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