



Unit 9 Downley Point, Downley Road, Havant PO9 2NA

**TO LET**

MODERN BUSINESS UNIT

2,441 Sq Ft  
(227 Sq M)

## DESCRIPTION

The property occupies an end of terrace position on Downley Point Industrial Estate. The unit is constructed of a steel portal frame with a combination of blockwork and profiled clad elevations. It benefits from a combination of sodium and strip lighting, 4.5m up and over roller shutter door, disabled WCs, first floor offices and allocated car parking. Features End of terrace position Allocated parking Disabled WCs Fitted office 4.5m roller shutter door First floor offices and kitchenette.

- ✓ 4 allocated parking spaces
- ✓ First floor offices
- ✓ 4.5m roller shutter loading door
- ✓ 5.34m min. eaves height
- ✓ Kitchenette and WC's

## LOCATION

Havant is located 8 miles north east of Portsmouth City Centre and lies within close proximity to the M27 and A3. The property is approximately 2 miles from the A27 on Downley Road, off New Lane. The property is located in close proximity to the Hayward Business Centre.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground floor	1,869	174
First Floor	572	53
<b>Total</b>	<b>2,441</b>	<b>227</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

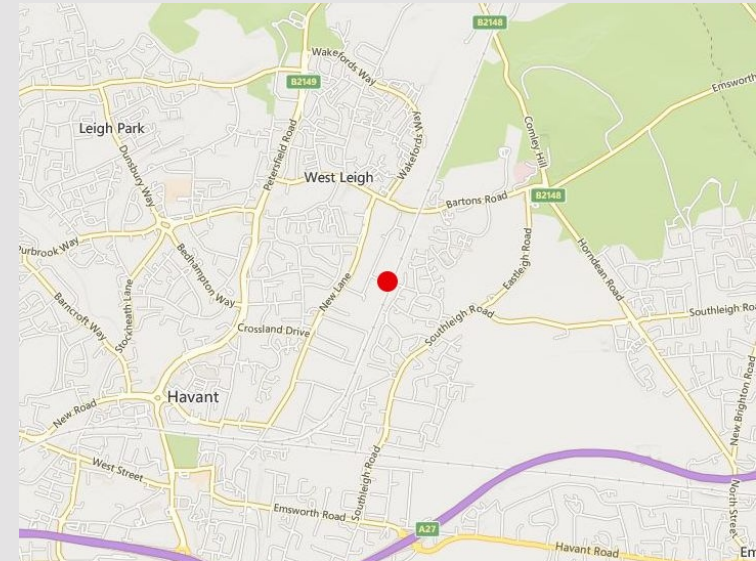
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available to let with a new full repairing and insuring lease for a term to be agreed.

## EPC

Energy Performance asset rating is B27.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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