



Units 10C & 10D Solent Trade Park, Solent Road, Havant PO9 1JH

TO LET

NEW INDUSTRIAL / TRADE UNITS

**1,043 - 4,722 Sq Ft
(97 - 439 Sq M)**

Units 10C & 10D Solent Trade Park, Solent Road, Havant PO9 1JH

DESCRIPTION

Solent Trade Park provides for two blocks of high quality business/trade accommodation with the flexibility to meet most occupational and size requirements.

Units 10C & 10D are positioned to the rear of the site and are high quality, light industrial / trade accommodation.

- ✓ 6.5m Clear Eaves Height
- ✓ Loading Door
- ✓ Refurbished Units (10c) to Undergo Refurbishment
- ✓ Demised Car Parking Spaces & Loading Bay
- ✓ Electric / Gas / Water Supplies Available, Capped Off
- ✓ WC Block In Situ

LOCATION

Solent Trade Park occupies a highly accessible location within an established retail and commercial district to the southwest of Havant Town Centre. The site is visible from the A27 and can be accessed from either the Langstone Flyover (A27) or via Harts Farm Way. The site is situated within easy reach of both the A3 (M) and the South Coasts A27/M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 10C	1,043	97
Unit 10D	2,105	196
Total	4,722	439

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

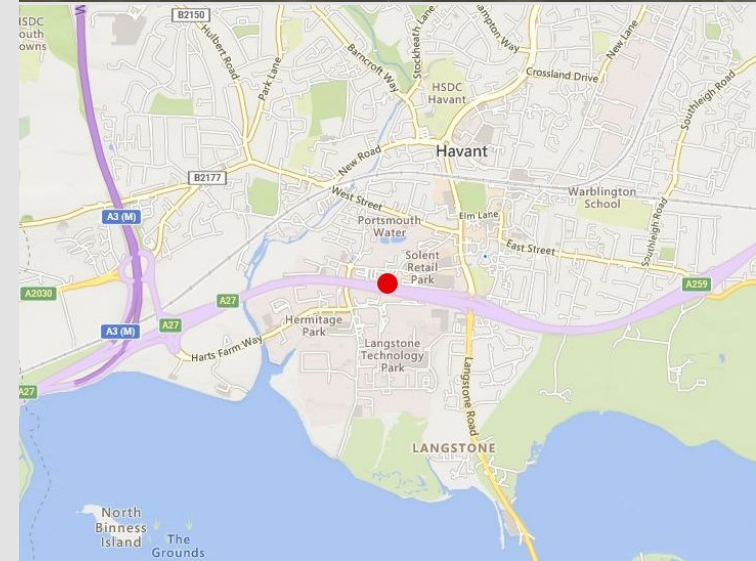
Unit 10C RV: £14,750 and Unit 10D: £22,750. Average rates payable is circa £5.50 per square foot.

TERMS

Available 'To Let' on a full repairing and insuring lease for a term to be agreed. Rent is available on application.

EPC

Units 10C & 10D - B (29).



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Regulated by RICS 01-Feb-2024

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