

# UNIT 12 a/b

## SOLENT RETAIL PARK

SOLENT ROAD, HAVANT, PO9 1JH

**MODERN RETAIL / TRADE UNIT**  
DESTINATION RETAIL LOCATION

# TO LET

6,770 sq Ft / 629 sq M



**S**  
SOLENT  
RETAIL PARK

UNIT 12c  
(occupied)

**UNIT 12a/b**

← TO CHICHESTER

**A27**

→ TO PORTSMOUTH (M27)

SOLENT ROAD

# UNIT 12 a/b

## SOLENT RETAIL PARK

Welcome to Unit 12 a/b at Solent Retail Park - a prime commercial space nestled in the heart of Havant's popular retail hub. Boasting an exceptional position within the park, this unit offers a strategic advantage for

businesses seeking a prominent presence. Unit 12 a/b ensures seamless connectivity for both customers and suppliers alike. Making it an attractive destination for those seeking a hassle-free shopping experience.

### SCHEDULE OF ACCOMMODATION

GROSS INTERNAL AREA	SQ FT	SQ M
TOTAL	6,770	629



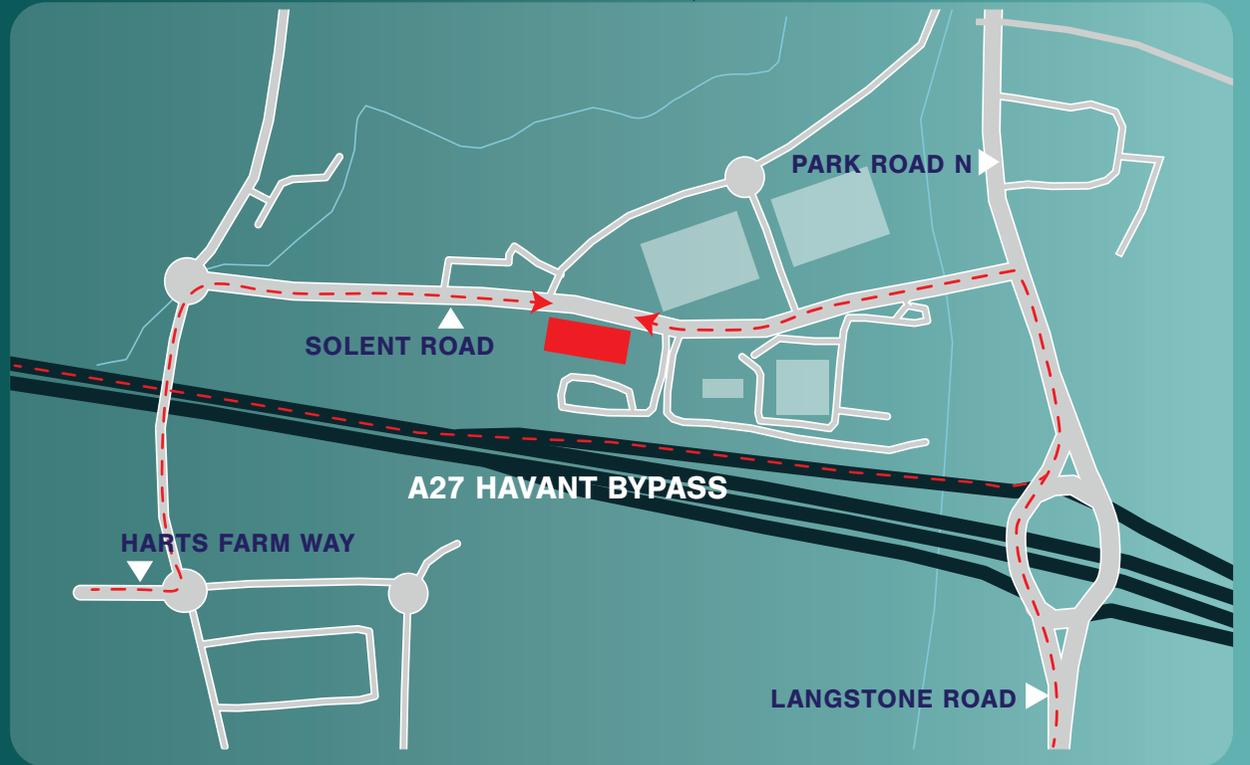
### AT A GLANCE

-  Air conditioning to the warehouse.
-  Minimum eaves height 4.3 metres.
-  LED lighting to warehouse.
-  Kitchen, Shower & WC facilities.
-  19 shared car parking spaces
-  Up and over loading door
-  Prominent position fronting onto Solent Road

# LOCATION

In terms of location, Solent Retail Park is very well positioned, being accessible from either the **Langstone Flyover (A27)** or via **Harts Farm Way**.

It is within easy reach of both the **A23(M) to London** and the **south coast's A27/M27** and is approximately a 20 minute drive to **Portsmouth (6 miles)**, **Chichester (11 miles)** and **Southampton (22miles)**.



# VIEWING & FURTHER INFORMATION

**VAT:** All rents and charges will be subject to VAT at the prevailing rates.

**LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in any transaction.

**PLANNING:** Use classes B1, B2, B8 Trade and E (Bulky Goods). *Interested parties are to make their own enquiries with the local planning authority.*

**TERMS:** Available on a new Full Repairing and Insuring Lease on terms to be agreed.

**EPC:** The Energy Performance Asset rating is A.

## Letting Agents:

**Lambert  
Smith  
Hampton**

**Elise Evans**  
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**George Cook**  
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**ESH** Edgerley  
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## Developed and Owned By:

**HARGREAVES**  
PROPERTY INVESTMENT & DEVELOPMENT

UNIT 12 a/b SOLENT RETAIL PARK

