



Unit 6 Downley Point, Downley Road, Havant P09 2NA

**TO LET**

End of Terrace Industrial/Warehouse  
Unit

**1,930 Sq Ft  
(179 Sq M)**

## DESCRIPTION

The property is an end of terrace unit and forms part of a terrace of 6 units on a modern industrial estate. The construction is a combination of blockwork elevations and a profile clad exterior. The property benefits from a combination of sodium and strip lighting, 4.5m up and over roller shutter door, disabled WC's, allocated car parking and ground floor office accommodation.

- ✓ 4 allocated parking spaces
- ✓ 4.5m roller shutter door
- ✓ 3 phase power
- ✓ Disabled WC facilities
- ✓ Double glazing
- ✓ Fitted reception/office

## 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
Unit 6	1,930	179
<b>Total</b>	<b>1,930</b>	<b>179</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

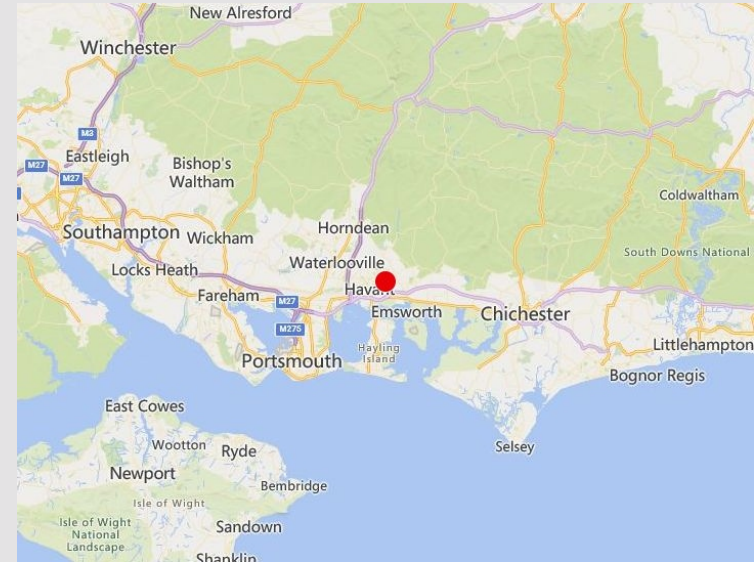
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed. Rent is £20,600 pa.

## EPC

The Energy Performance Asset Rating is B(43).



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Regulated by RICS 01-Feb-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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