



Unit 5 Beaver Industrial Estate, Southmoor Lane, Havant P09 1JW

**TO LET**

End of Terrace Industrial Unit

**1,171 Sq Ft  
(109 Sq M)**

## DESCRIPTION

Unit 5 is constructed of part blockwork and profile cladding under a pitched insulated roof with steel portal frame. Access to the warehouse is via an up and over loading door which is 4m wide and 3.76m high. Services include 3 phase power, electric warm air heater and WC facility.

- ✔ End of terrace unit
- ✔ Ground floor office
- ✔ 3 phase power
- ✔ Strip lighting
- ✔ 2 allocated parking spaces
- ✔ Electric warm air heating

## LOCATION

Beaver Industrial Estate occupies a very accessible and recognised commercial location on the Havant South Industrial Estate off Harts Farm Way. Excellent road access connects to the A27/M27 and also to the A3(M) London to Portsmouth. Havant train station is within walking distance.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse/Office	1,171	109
<b>Total</b>	<b>1,171</b>	<b>109</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

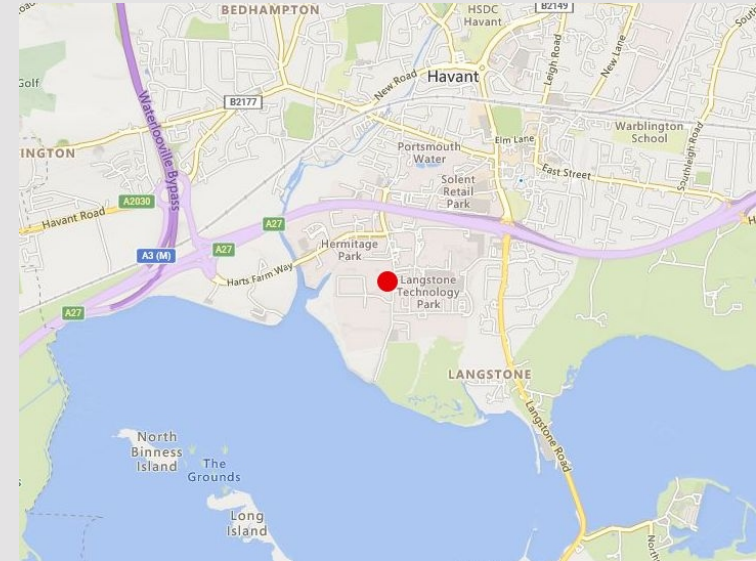
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available on a new full repairing and insurance lease for a term to be agreed. Rent is on application.

## EPC

The Energy Performance Asset Rating is C-74.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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