



FOUR
PENNER
ROAD

TO LET

4 PENNER RD, HAVANT PO9 1QH
UP TO 118,000 SQ FT OF HIGH QUALITY OFFICE SPACE

SPECIFICATION



SUBSTANTIAL
ON SITE
PARKING



24/7 GYM
FACILITY



SIGNIFICANT
POWER SUPPLY



FLEXIBLE LEASE
LENGTH



EV CHARGING
FACILITY



BREAK OUT
AREAS



LOW RENT
INCLUSIVE
OF SERVICE



GOODS IN
FACILITY



24/7 ACCESS &
SECURITY



ON SITE CAFE
(8AM TO 3PM)



SOLAR PV, LOW
EPC



FIBRE
CONNECTIVITY

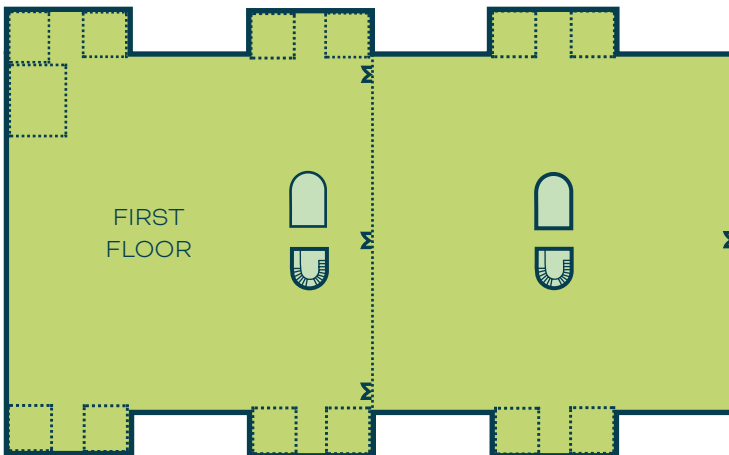


FOUR
PEN
N
ROAD

ACCOMMODATION

The buildings of **FOUR PENNER ROAD** form a dedicated campus for SSE. The subject property consists of a steel portal frame, with brick and glass elevations, and a versatile full mezzanine floor across the span. The available mezzanine space offers substantial square footage of high quality open plan office areas along with ancillary meeting rooms. Additionally, a communal cafeteria and a gym is provided for the convenience of occupants. Parking spaces are available in abundance (exact number to be confirmed).

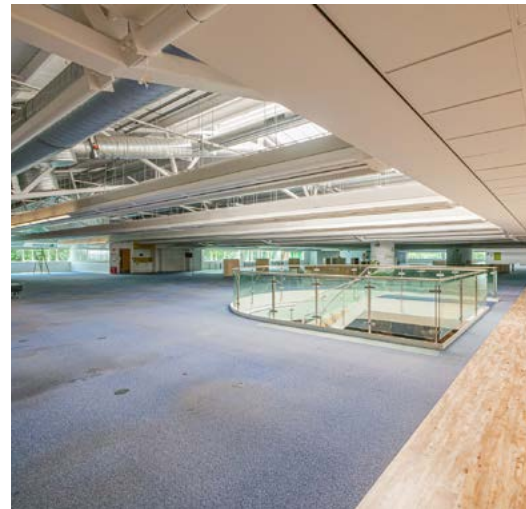
[Click here for full property floor plans.](#)



**Not to scale - for indicative purposes only.*

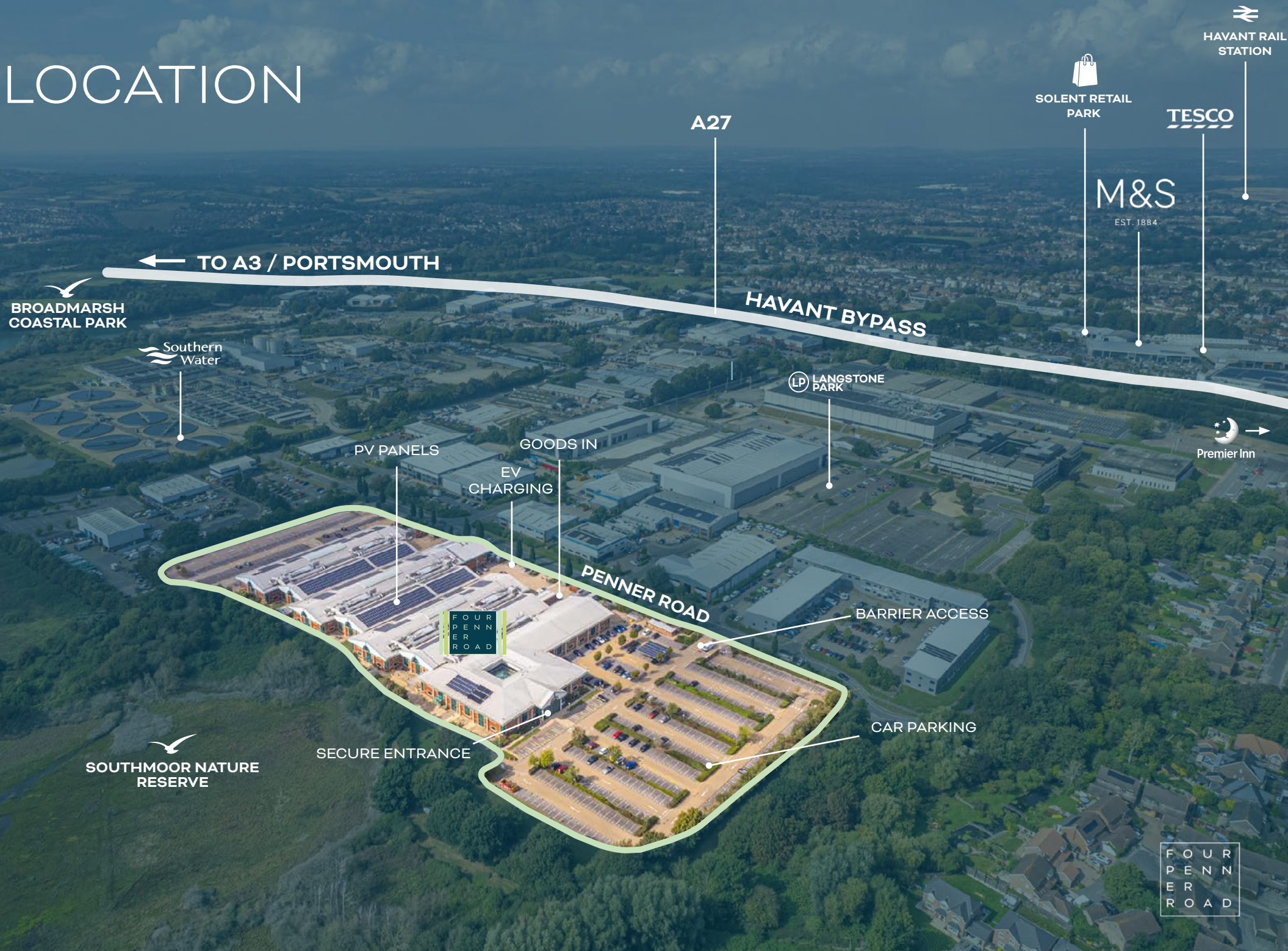
SCHEDULE OF ACCOMMODATION

	SQ M	SQ FT
GROUND FLOOR OFFICES	2,973	32,010
FIRST FLOOR OFFICES	7,993	86,044
TOTAL INTERNAL	10,967	118,054



FOUR
PENN
ER
ROAD

LOCATION



← TO A3 / PORTSMOUTH

A27

SOLENT RETAIL PARK

TESCO

M&S
EST. 1884

HAVANT RAIL STATION

BROADMARSH COASTAL PARK

Southern Water

PV PANELS

GOODS IN

EV CHARGING

LP LANGSTONE PARK

Premier Inn

PENNER ROAD

BARRIER ACCESS

SOUTHMOOR NATURE RESERVE

SECURE ENTRANCE

CAR PARKING

FOUR PENNER ROAD

FOUR PENNER ROAD

LOCATION

The property is located in the Broadmarsh area, an important business location on the outskirts of Havant, five miles to the northeast of Portsmouth city centre. The property benefits from excellent road links to the A3(M), A27 giving access to Southampton, Portsmouth, the M25 and M3. Havant's mainline railway station is close by and provides regular services to Waterloo.

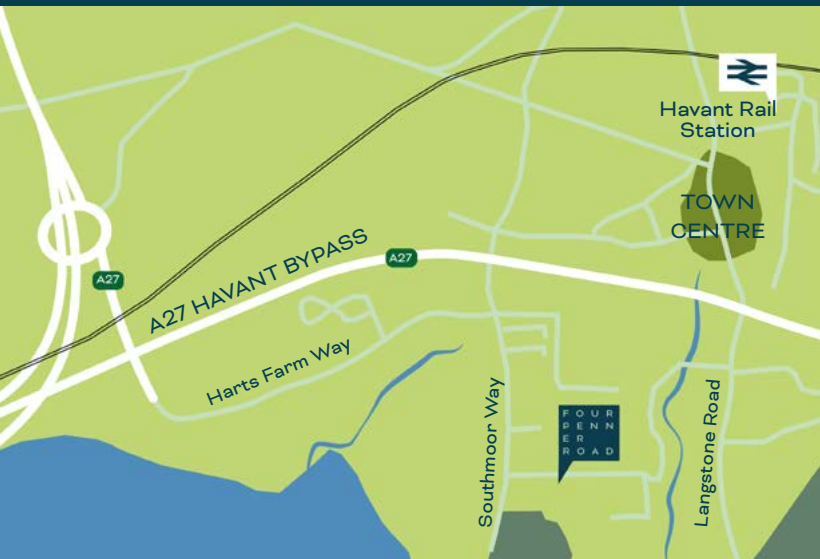
The Park is well-linked to Portsmouth, Southampton to the West and London to the North via the A3.

Havant Station is a major railway station on the South Coast rail network and is a 8 minute drive from Penner Road. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.

There are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.



FOUR
PENNER
ROAD



CONNECTIVITY



BY CAR

M27	7 mins
PORTSMOUTH	12 mins
SOUTHAMPTON	35 mins
M3	33 mins
HEATHROW AIRPORT	1 hr 30 mins
GATWICK AIRPORT	1hr 25 mins
CENTRAL LONDON	1hr 57 mins



BY TRAIN

FAREHAM	17 mins
PORTSMOUTH	17 mins
SOUTHAMPTON	42 mins
BRIGHTON	1hr 6 mins
LONDON WATERLOO	from 1hr 18 mins



EPC Rating -B



For further information or to arrange a viewing please contact the sole agents:

ANDY HODGKINSON
Office: 023 8033 0041
Mob: 07702 801595
Email: AHodgkinson@lsh.co.uk

GEORGE COOK
Office: 01489 579579
Mob: 07596 578707
Email: GCook@lsh.co.uk

GEORGE POOLEY
Office: 01223 276336
Mob: 07514 308217
Email: GPooley@lsh.co.uk

KENAN ROWLES
Office: 01489 579579
Mob: 07709 502222
Email: KRowles@lsh.co.uk



Disclaimer: Property Misdescriptions Act. Lambert Smith Hampton for themselves and for the vendor/lessor as agents for the vendor/lessor give notice that:
 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusively of VAT October 2023.