



A unique major business hub of offices,  
laboratories, R&D, data centre,  
warehouse, and storage space

 **LANGSTONE  
PARK**  
HAVANT PO9 1SA

**FLEXIBLE SPACE FROM  
3,104 – 22,249 SQ FT**  
**FLEXIBLE TERMS FROM 12 MONTHS**

**[langstonepark.com](http://langstonepark.com)**



A 24/7 secure, managed environment with an ambitious development programme

### General park amenities

- 1,850 parking spaces (1:275 sqft)
- Shower and changing facilities
- Café/restaurant
- Meeting rooms
- Secure covered cycle storage
- Eco-food recycling
- Tesla and EV charging points
- Gym
- Nursery
- 24/7 on site security and CCTV
- Manned reception



# LP LANGSTONE PARK

Working together to deliver an exciting vision for Langstone Park



Langstone Park, Havant is a 40 acre business hub on the South Coast comprising 480,000 sq ft of flexible workspace suitable for office, R&D, data centre, distribution and manufacturing.

A place for visionary businesses to come together and be a part of a vibrant and inspiring community of occupiers, with the flexibility to expand and grow.

The Park is undergoing a transformation and already offers extensive catering, retail and leisure facilities, and with a new phase of development coming soon. All of which are supported by a customer-focused onsite management team.



**LP LANGSTONE  
PARK**



**LP LANGSTONE PARK**





# LANGSTONE PARK

Current availability

June 2024

## BUILDING 1000



## BUILDING 4000



## BUILDING 5000



### KEY



Offices



Labs & manufacturing



Storage



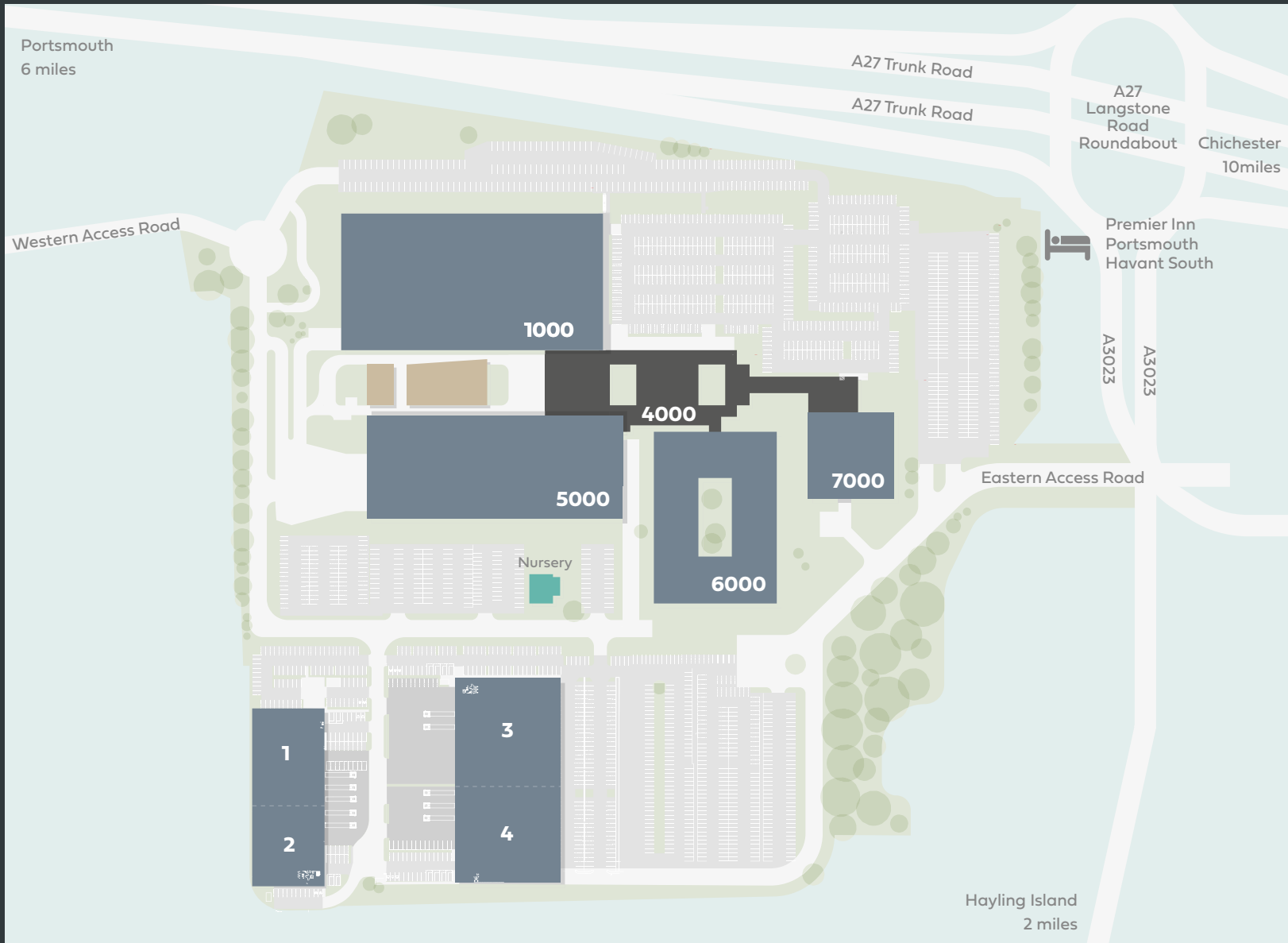
BUILDING	Demise	Floor	Area (sq ft)	Parking @ 1:275 sq ft	Rent (£psf)	Service charge (£psf)	Rates approx (£psf)*	Total occupational costs (£psf)	Use
1000	403B	G	4,773	17	£17.50	£10.89	£6.63	£35.02	
1000	402	G	3,104	11	£17.50	£10.89	£6.63	£35.02	
5000	Area 10	G	14,372	52	£16.50	£4.48	£6.25	£27.23	

Flexible terms available from 12 months

\*Interested parties to make their own enquires at [www.voa.gov.uk](http://www.voa.gov.uk)



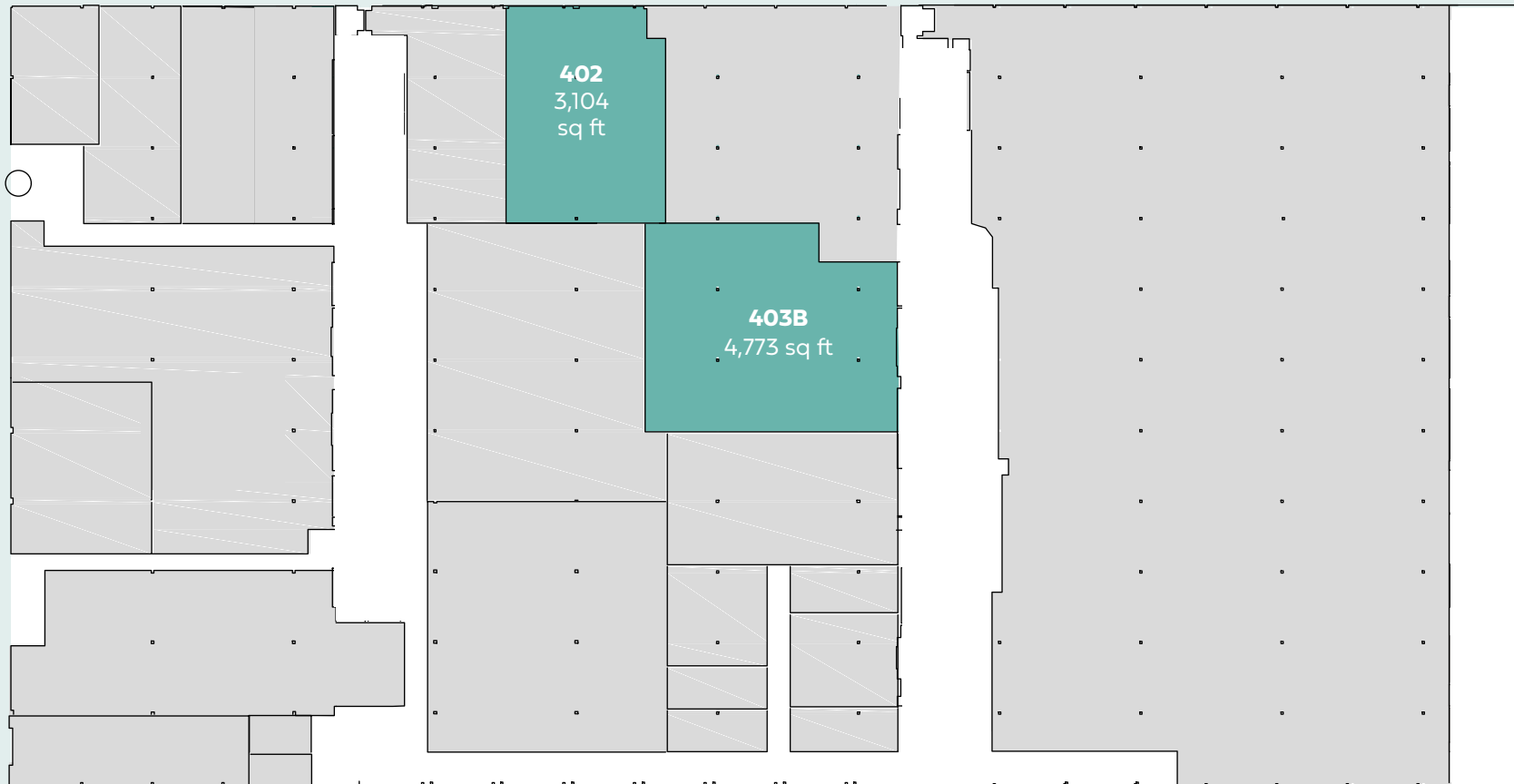
# LANGSTONE PARK





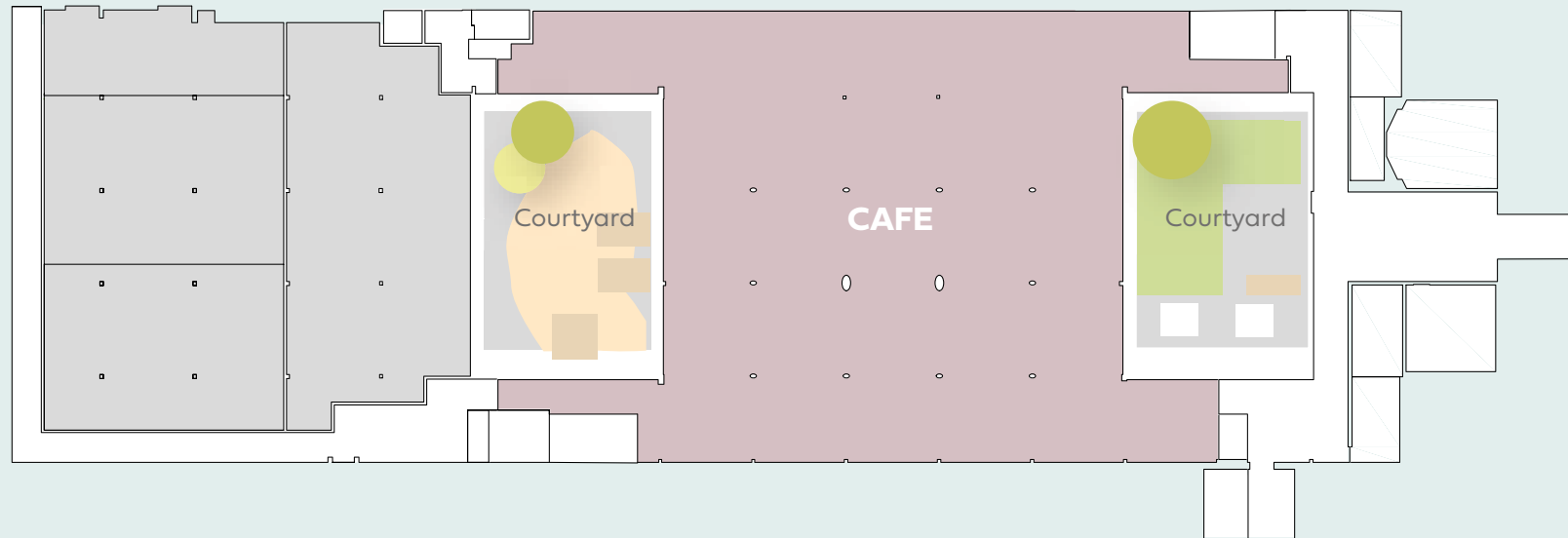


**GROUND**



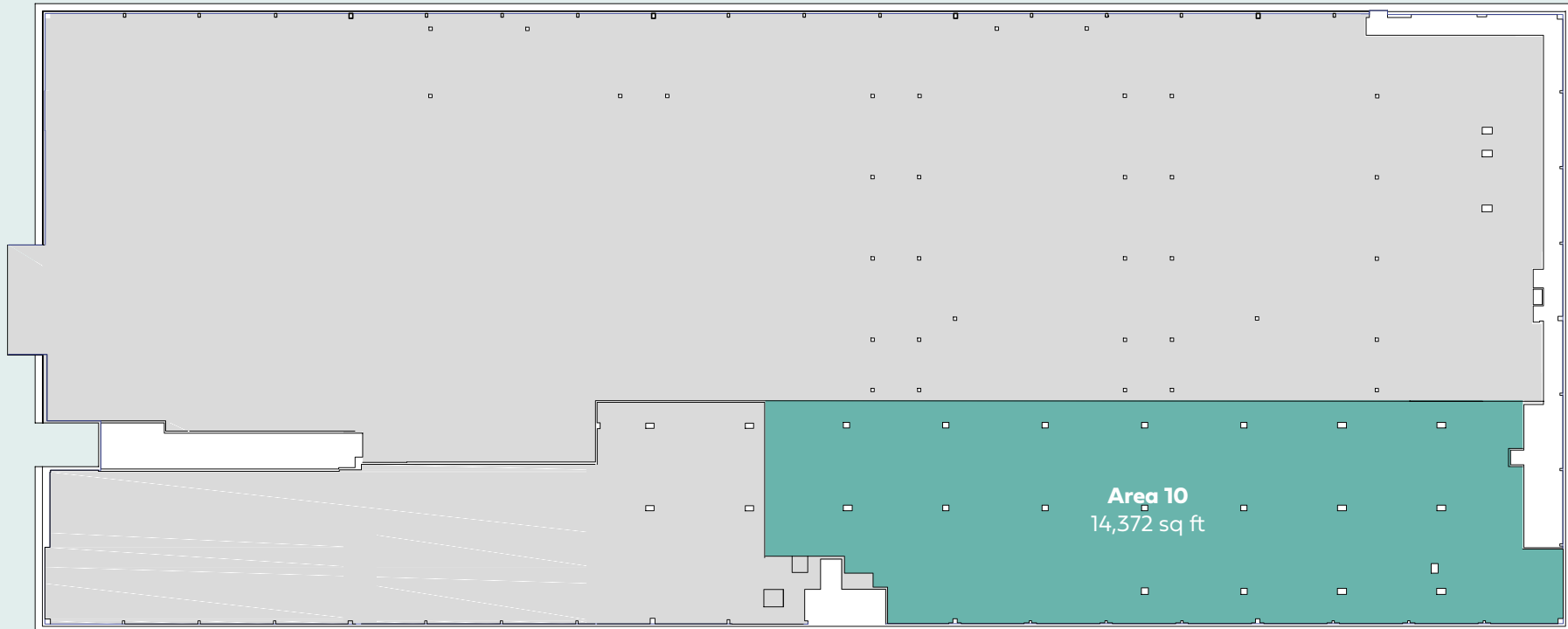


**GROUND**





**GROUND**



## Location

Strategically located at Havant's A27 Junction, the Park provides easy links to Portsmouth, Southampton, and London.



Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.

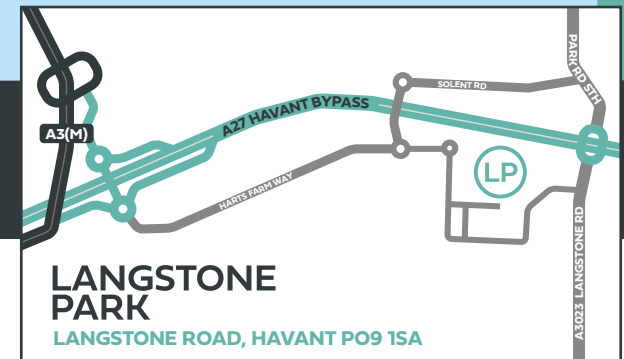


Havant ranks #13 for the percentage of people cycling regularly in England. This is because there are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.



The Park provides easy links to Portsmouth, Southampton to the West and London to the North via the A3. There are 1,850 on-site car parking spaces and 8 electric car charging points.

Further parking is provided in the town centre car parks, which are a 10 minute walk from Langstone Park.



For details about current and future availability at Langstone Park, please contact:

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