



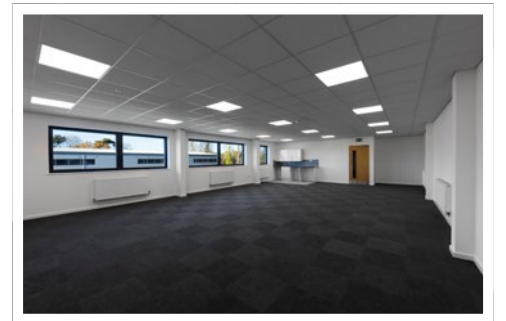
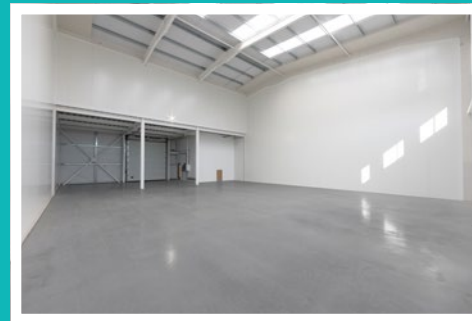
Spring Business Park

TO LET
New build
industrial
warehouse
units

Spring Business Park, Stanbridge Road,
Havant, Hampshire. PO9 2GJ
www.springparkhavant.co.uk

4,007 sq ft to c.16,800 sq ft

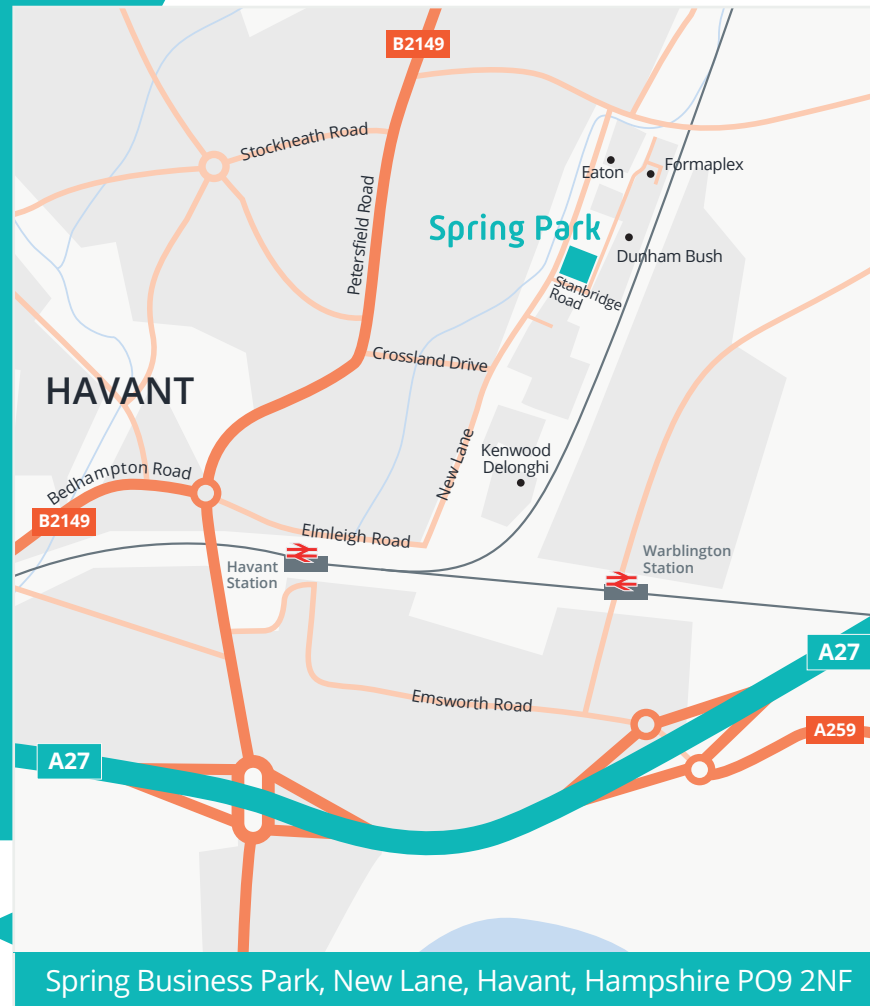
**UNITS NOW
AVAILABLE
TO LET**



Spring Business Park is located at the junction of New Lane and Stanbridge Road, Havant, on the established New Lane Industrial Estate. Major occupiers nearby include Eaton, Formaplex and Kenwood Delonghi.

The park is well-connected – just 1.4 miles north of the A27 and the junction of the M27 and A3(M), providing excellent transport links with the cities and conurbations of Portsmouth, Southampton and with London.

Havant Train Station is also located 0.75 miles to the south providing direct links to London Waterloo (76 mins) and the major population centres of Portsmouth, Brighton and Southampton.



M27/A3M
Portsmouth
Southampton

Travel Distances		Miles	Mins
	A3M	3	7
	M27	7	11
	Southampton	23	39
	Portsmouth	7	15
	London	76	109
	Havant Station	0.8	17



bright.locate.work

WHAT3WORDS

Spring Business Park

www.springparkhavant.co.uk ➤

Spring Business Park provides an opportunity to lease a new build business unit on the South Coast. The estate comprises 12 self contained industrial/warehouse units which have been built to a Grade A specification.

Key Features

- **BREEAM Very Good**
- **EPC 'A'**
- **The latest micro-rib panelling to front elevations**
- **B1, B2, B8 Industrial and warehouse uses**
- **Electric loading doors**
- **125 Kva 3 phase power**
- **8.4 m eaves height**
- **Concrete forecourt loading bays**
- **13% roof lights**
- **12 year Collateral Warranties**
- **Electrical Vehicle Charging**

A full specification can be found on www.springparkhavant.co.uk and technical pack is available on request and are published on the Kingsbridge Estates website.



Solar panels

The properties have been built to accommodate solar panels to reduce energy consumption. Please ask joint agents for more information.



Site Plan

Tenure

Leasehold

Terms

A new full repairing and insuring lease upon terms to be agreed

EPC

A

Business Rates

Prospective occupiers should rely on their own enquiries with the local rating authority Havant Borough Council

Service Charge

Approximately £0.40 psf per annum exclusive



Unit	GF sq.ft.	Mezz. sq.ft.	Total sq.ft.*
1	4018	1179	5196
2	Under Offer		
3	Under Offer		
4	LET		
5	3901	1339	5239
6	Under Offer		
7	Under Offer		
8	4233	1360	5594
9	4233	1360	5594
10	4262	1366	5628
11	2830	1177	4007
12	2878	1197	4075

*Approximate Gross External Areas, subject to rounding and final measurement on completion.

Platform mezzanine provided.

First floor for storage in units 1, 2, 11 and 12.

First floor offices units 3 to 10.

About Kingsbridge Estates

Kingsbridge Estates is a privately-owned property company providing high quality business space across the south-east of England. Kingsbridge Estates has a strong track record of developing both industrial warehouse and office space to meet end-user requirements.



Kingsbridge Estates

Further information

Contact & Viewing

Strictly by appointment through the joint sole agents.



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Disclaimer

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