

TO LET

# BEDHAMPTON WHARF

Harts Farm Way, Havant, PO9 1JN



## Key Highlights

- 2.69 acres (1.088 hectares)
- Wharf with open storage
- Good access to A27/M27/A3(M)

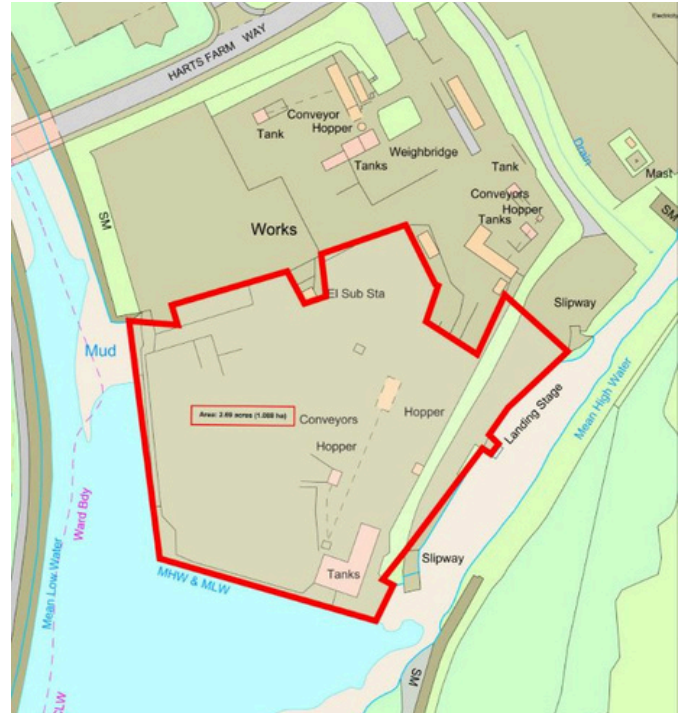
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## LOCATION

The property is situated on the south side of Harts Farm Way approximately 1 mile west of Havant town centre. The A27/A3(M) interchange is within approximately half a mile. The A27 merges into the M27 just to the west of the interchange and together they form the main east to west route along the south coast between Southampton and Brighton. Portsmouth Docks and Southampton Docks are within 8 miles and 20 miles respectively. London is 70 miles to the north via the A3(M) and A3.

## DESCRIPTION

The site comprises a wharf with associated open storage land, forming part of a larger site operated by our clients. There is a shared access road into the site from Harts Farm Way.

The main water frontage for the site is to the south and west. There is a frontage to the east but this separated from the main site by a right of access in favour of adjoining owners and is at a lower level to the main site.

## SITE AREA

We have measured the site off the Ordnance Survey's Promap system as follows:

- 2.69 acres (1.088 hectares).

## PLANNING

The site has been safeguarded as a Wharf by the Waste and Minerals Authority, Hampshire County Council under site code H3026. There may be potential to use the Wharf for alternative purposes, subject to achieving the necessary planning consent.

## BUSINESS RATES

We have inspected the Valuation Office Agency's rating list (2023) which shows the following:

Description: Land used for storage and premises.

Rateable Value: £96,500.

NB: Rateable value is not the same as rates payable. We estimate the rates payable to be £52,689 (2024/25).

## TERMS

The property is available to let on terms to be agreed.

Rent on application.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VIEWING

Strictly by confirmed appointment with the sole agents, Savills. Please do not turn up unannounced, this is a working site.

## CONTACTS

For further information please contact:

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