

TO LET (Sale may be considered) INDUSTRIAL/WAREHOUSE UNIT with ADJOINING YARD

UNIT 8 DAKOTA BUSINESS PARK, DOWNLEY ROAD, HAVANT PO9 2NJ



Ground Floor	2385 sq ft
First Floor	1167 sq ft
Total	3552 sq ft (330.00 sq m) GIA
Plus Yard	3214 sq ft (298.60 sq m)

LOCATION

Dakota Business Park is located at the northern end of Downley Road, Havant on the established New Lane Industrial Estate.

The park is well connected just 1.5 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 and Southampton and links with London. Travel distance to Portsmouth to the west is 7 miles and 11 miles to Chichester in the east.

Havant Railway Station is 0.75 miles to the south providing direct links to London Waterloo (79 mins). Havant town centre is within one mile of the property.

DESCRIPTION

The accommodation comprises a modern industrial/warehouse unit set at the end of a terraced block of 6 units built in 2006 and constructed of blockwork with profile steel cladding to the external walls and roof with an eaves height of 6.00m.

The ground floor comprises a full height workshop with electrically operated roller shutter door and high level sodium lighting. There is a partitioned welding room situated to the rear of the unit. The property has the benefit of a fitted kitchen, workshop office plus male and female WCs.

The first floor comprises air conditioned offices and separate meeting room screened by a glass partition. All parts have carpet tiles and suspended ceilings.



The unit has the benefit of five car parking spaces and loading bay areas.

The property enjoys the benefit of an adjoining yard laid to tarmac extending to a total of 3214 sq ft approximately including the drive access.

SERVICES

The unit has the benefit of 3 phase 45 KVA electricity supply. There is also mains gas supply serving suspended space heating.

Tony Lewis Surveyors Limited have not checked and do not accept responsibility for any of the services within this property and would suggest that the in-going occupiers satisfy themselves in this regard.

ACCOMMODATION

Ground Floor Warehouse/Workshop	2,385 sq ft (221.58 m ²)
First Floor Offices	1,167 sq ft (108.42 m ²)
TOTAL	3,552 sq ft (330.00 m²)
OUTSIDE YARD	3,214 sq ft (298.60 sq m)

TERMS

A new lease is offered at a commencing rent of £34,000 per annum exclusive. The owner may consider a sale of the long leasehold interest.

SERVICE CHARGE

Currently £373.08 + VAT per annum.

RATEABLE VALUE

The premises are assessed under the 2023 Rating List as follows:

Rateable Value £30,000

The multiplier for 2023/24 is 0.512.

Interested parties are advised to confirm the accuracy of this information direct with the Billing Authority.

EPC

Energy Performance Rating: C64 Certificate Ref No: 9290-1910-0358-6960

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with sole agent **Tony Lewis Surveyors Limited**.

Contact: Tony Lewis Tel. 07770 584863
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Tony Lewis Surveyors Limited

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