

TO LET INDUSTRIAL/WAREHOUSE UNIT

**UNIT 12 DAKOTA BUSINESS PARK
DOWNLEY ROAD, HAVANT PO9 2NJ**



| | |
|------------------------|--|
| Ground Floor | 2357 sq ft |
| Office | 231 sq ft |
| Mezzanine Floor | 1255 sq ft |
| Total | 3843 sq ft (357.02 m²) GIA |

LOCATION

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

The Business 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 in 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/warehouse with electrically operated roller shutter door and high level LED lighting. The property has the benefit of substantial L-shaped mezzanine floor. There are WCs with urinal and separate WC cubicle.

The first floor comprises an air conditioned office with carpet tiled covered floor and suspended ceiling.

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



SERVICES

The unit has the benefit of 3 phase 100 Amp electricity supply. There is also mains gas supply serving a Winterwarm suspended space heater in the workshop/warehouse space.

The property has the benefit of a fire alarm system fitted in 2021.

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

| | |
|-----------------|--|
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TERMS

A new lease is offered at a commencing rent of £30,000 per annum exclusive.

SERVICE CHARGE

Currently £370.04 + VAT per annum.

RATEABLE VALUE

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

Rateable Value £25,000

The multiplier for 2024/25 is 0.546.

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

EPC

Energy Performance Rating: D77 Certificate Ref No: 9790-3025-0318-0100-8101

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
E mail: tony.tls@btinternet.com

Tony Lewis Surveyors Limited

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