

vortex

HAVANT ■ DOWNLEY ROAD ■ PO9 2JD

ROYAL
LONDON

CANMOOR



Three New Industrial / Distribution Units

28,580 sq ft - 39,955 sq ft **TO LET**

- Well established industrial area
- Close to M27 and M3 motorways
- BREEAM target 'Outstanding'
- Suitable for Eg(iii), B2 and B8 uses
- EV charging points
- 24/7 hours of operation

HAVANT

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LOCAL AMENITIES

TESCO

KFC

ALDI

WAITROSE
& PARTNERS

McDonald's

Premier Inn

bp

Travelodge

Starbucks

GREGGS

SUBWAY

M&S
EST. 1884

HAVANT



SPECIFICATION



2/3 LEVEL
ACCESS DOORS



UP TO 42M
SECURE YARD



9M EAVES
HEIGHT



50KN/M2 FLOOR
LOADING



300 KVA
POWER



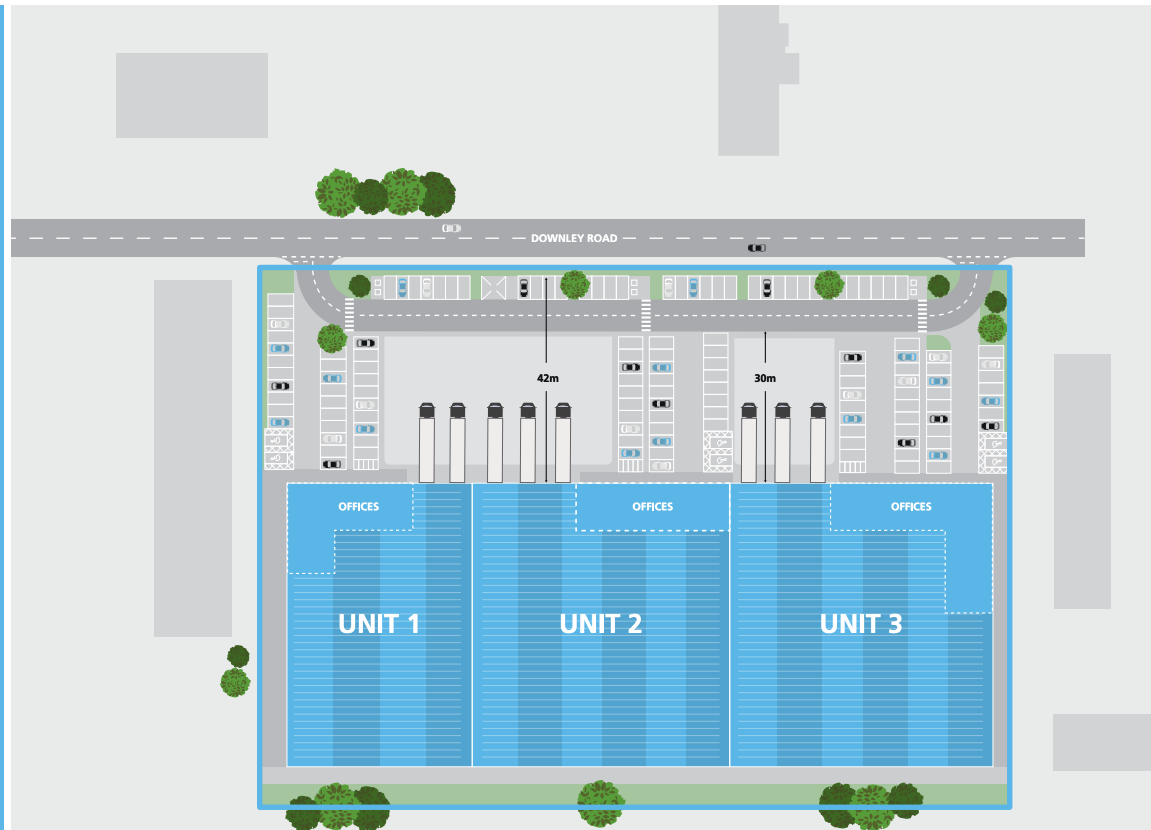
OFFICE VRF HEATING
AND COOLING



STAFF WELFARE
ACCOMMODATION



UP TO 51 CAR
PARKING SPACES



SUSTAINABILITY



BREEAM TARGET
'OUTSTANDING'



SOLAR PANELS
FITTED TO ROOF



TARGETING NET ZERO
CARBON IN CONSTRUCTION



EV CHARGING
POINTS

ACCOMMODATION (GEA)

UNIT 1	SQ FT	SQ M
Warehouse	24,545	2,280
FF Office	4,035	375
Total	28,580	2,655
Car Parking		40
Cycle Parking		20

UNIT 2	SQ FT	SQ M
Warehouse	33,265	3,090
FF Office	3,275	304
Total	36,540	3,394
Car Parking		45
Cycle Parking		20

UNIT 3	SQ FT	SQ M
Warehouse	34,375	3,194
FF Office	5,580	518
Total	39,955	3,712
Car Parking		51
Cycle Parking		20

LOCATION

Havant is a well-established South Coast industrial location with excellent transport links. The property is situated on Downley Road, close to the A27 (1.7 miles) and the A3 (2.5 miles), offering fast access to the M27 and key hubs such as Portsmouth and Southampton.

ROAD

A27	1.7 miles
A3	2.5 miles
M27 - Junction 12	6.0 miles
M3 - Junction 4	25.2 miles

TOWNS/CITIES

Portsmouth	8.7 miles
Southampton	26.2 miles
London	69.1 miles

PORT

Portsmouth	9.4 miles
Southampton	22.3 miles
Dover	138.0 miles

Source: Google Maps

DEMOGRAPHICS



17.2% of local employee jobs are in manufacturing, transport and storage.

4.9%

Full time gross weekly pay is 4.9% less than the South East average.

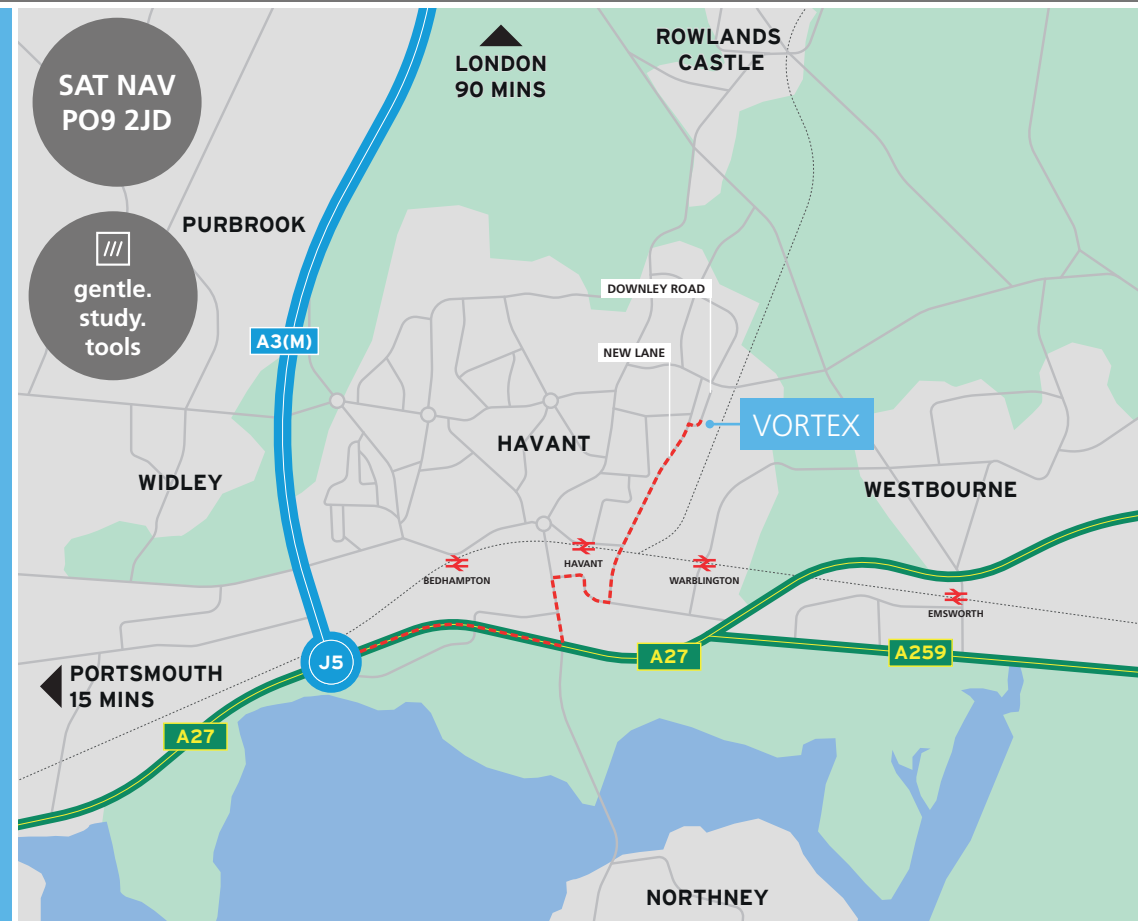
1,317,788

Population of 1,317,788 within the Hampshire county.



22.3% of local population have Level 4 qualifications and above.

Source: Nomis



FURTHER INFORMATION

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