

vortex

DOWNLEY ROAD □ HAVANT □ PO9 2NJ

ROYAL
LONDON

CANMOOR



TARGETING
NET ZERO CARBON
DEVELOPMENT

PRACTICAL
COMPLETION
APRIL 2026

Three New Industrial / Distribution Units

28,575 – 105,120 sq ft **TO LET**

- Well established industrial area
- Close to M27 and M3 motorways
- BREEM 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
PER UNIT



UP TO 42M
SECURE YARD



8.5M CLEAR
INTERNAL HEIGHT



50KN/M2
FLOOR LOADING



UP TO 1 MVA
POWER SUPPLY



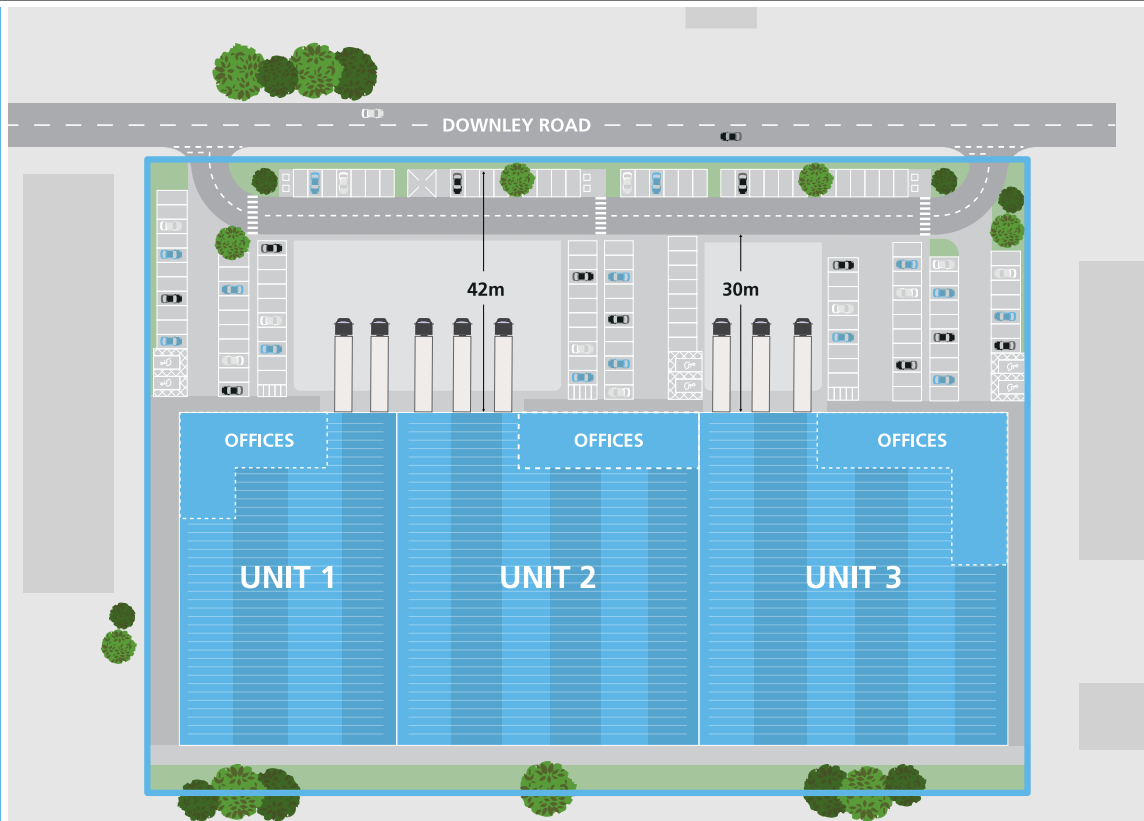
OFFICE VRF
HEATING
AND COOLING



STAFF WELFARE
ACCOMMODATION



136 CAR
PARKING
SPACES



SUSTAINABILITY



BREEAM TARGET
'OUTSTANDING'



PV PANELS PROVIDING
APPROXIMATELY 15% OF THE
BUILDING'S ENERGY DEMAND



TARGETING NET ZERO
CARBON IN CONSTRUCTION



EV CHARGING
POINTS

ACCOMMODATION (GEA)

UNIT 1	SQ FT	SQ M
Warehouse	24,451	2,272
FF Office	4,124	383
Total	28,575	2,655
Car Parking		40
Cycle Parking		20

UNIT 2	SQ FT	SQ M
Warehouse	33,195	3,084
FF Office	3,393	315
Total	36,588	3,399
Car Parking		44
Cycle Parking		20

UNIT 3	SQ FT	SQ M
Warehouse	34,258	3,183
FF Office	5,699	529
Total	39,957	3,712
Car Parking		52
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.

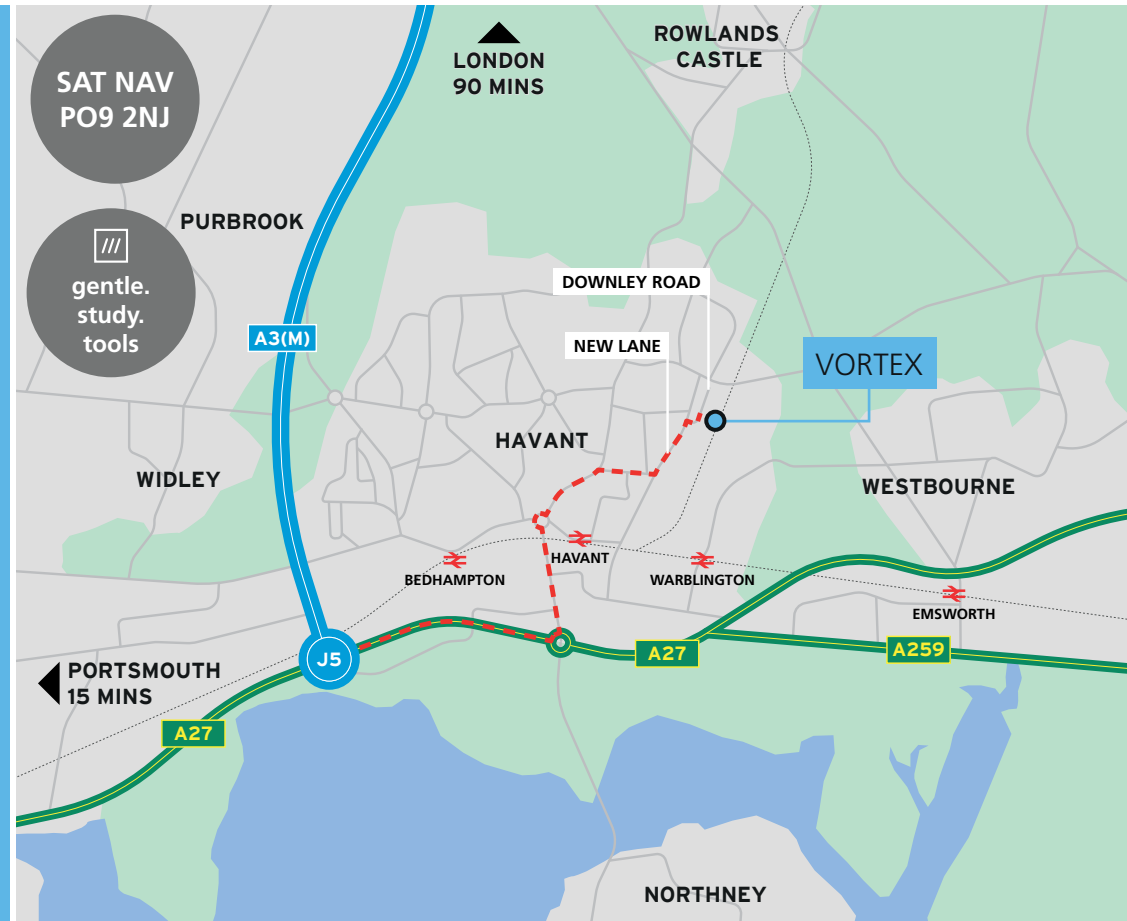
1,317,788

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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