

vortex

DOWNLEY ROAD ■ HAVANT ■ PO9 2NJ

ROYAL
LONDON

CANMOOR

ADDITIONAL
1MVA OF POWER
AVAILABLE

AVAILABLE
NOW

Three New Industrial / Distribution Units

28,575 – 105,120 sq ft **TO LET**

- Well established industrial area
- Close to M27 and M3 motorways
- BREEAM 'Outstanding' / EPC 'A'
- Suitable for E(g)(iii), B2 and B8 uses
- EV charging points / Roof Mounted PV
- 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



UNIT 1 : 2
UNITS 2/3 : 3
LEVEL ACCESS
DOORS



UP TO
42M YARD



8.5M CLEAR
INTERNAL HEIGHT



50KN/M2
FLOOR LOADING



UP TO 1 MVA
POWER SUPPLY
(250 KVA TO
EACH UNIT)



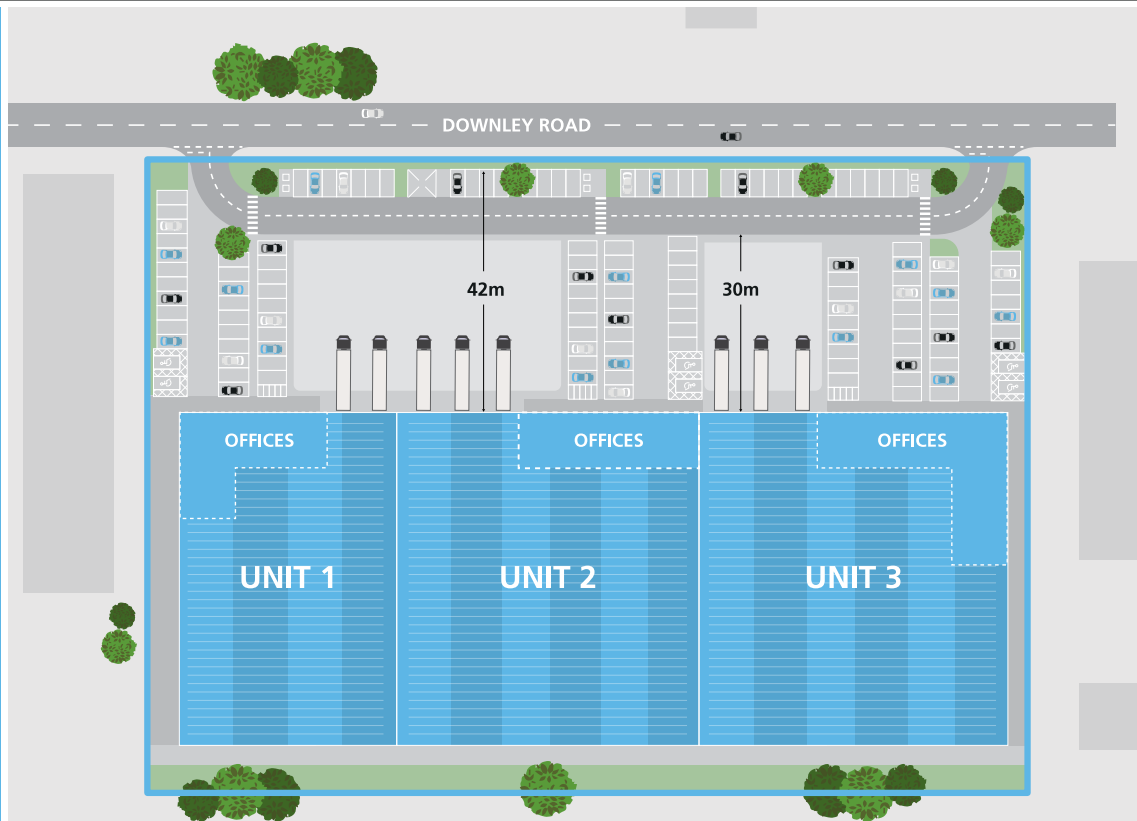
OFFICE VRF
HEATING
AND COOLING



STAFF WELFARE
ACCOMMODATION



FULLY FITTED
OFFICES



SUSTAINABILITY



BREEAM
'OUTSTANDING'
EPC 'A'



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



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

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DEFENCE AND CONNECTIVITY



38,700
DEFENCE JOBS SUPPORTED
ACROSS THE SOUTH EAST



£7.9 BILLION
DEFENCE INVESTMENT IN THE
SOUTH EAST LAST YEAR



1,317,788
POPULATION WITHIN THE
HAMPSHIRE COUNTY



22.3%
LOCAL POPULATION WITH LEVEL 4
QUALIFICATIONS AND ABOVE



17.2%
LOCAL EMPLOYEE JOBS IN
MANUFACTURING, TRANSPORT
& STORAGE



8.7 MILES
TO PORTSMOUTH
NAVAL BASE
(15 MINS)

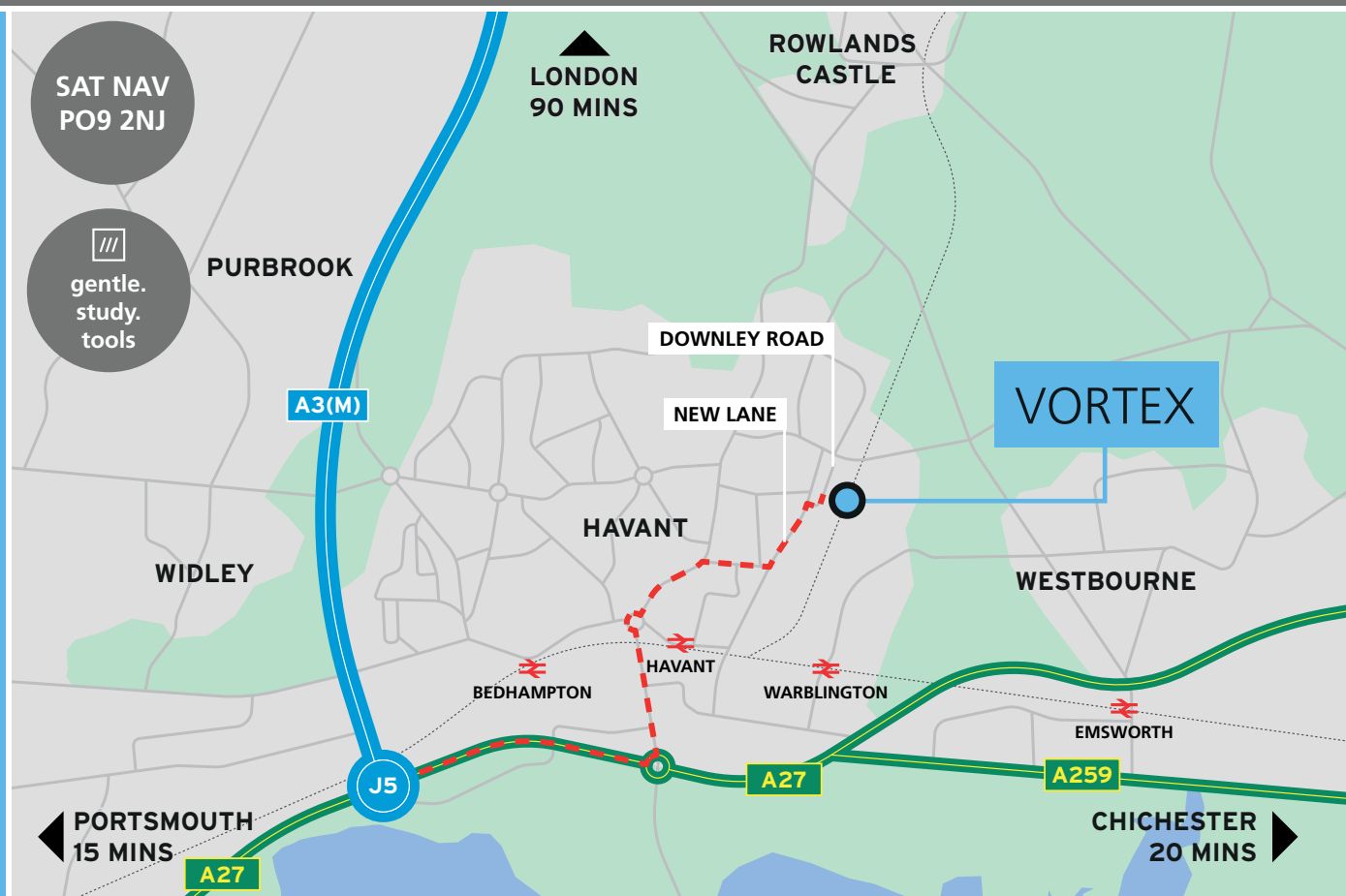


LOCATION

ROAD

TOWNS/CITIES

PORT



TERMS

Buildings at Vortex are available by way of new FRI leases on terms to be agreed direct from the Landlord.

FURTHER INFORMATION

For further information please contact:



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