UNIT12 a/b SOLENT RETAIL PARK SOLENT ROAD, HAVANT, PO9 1JH

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SOLENT RETAIL PARK MODERN RETAIL / TRADE UNIT DESTINATION RETAIL LOCATION

> UNIT12c (occupied)

> > UNIT12a/b

TO LET

6,770 sq Ft / 629 sq M

TO CHICHESTER A 27 TO PORTSMOUTH (M27)

UNIT12 a/b SOLENT RETAIL PARK

Welcome to Unit 12 a/b at Solent Retail Park - a prime commercial space nestled in the heart of Havant's popular retail hub. Boasting an exceptional position within the park, this unit offers a strategic advantage for businesses seeking a prominent presence. Unit 12 a/b ensures seamless connectivity for both customers and suppliers alike. Making it an attractive destination for those seeking a hassle-free shopping experience.

SCHEDULE OF ACCOMMODATION

GROSS INTERNAL AREA	SQ FT	SQ M
TOTAL	6,770	629





AT A GLANCE



Air conditioning to the warehouse.

Minimum eaves height 4.3 metres.

> LED lighting to warehouse.

Kitchen, Shower & WC facilities.

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19 shared car parking spaces

Up and over loading door



Prominent position fronting onto Solent Road

LOCATION

In terms of location, Solent Retail Park is very well positioned, being accessible from either the Langstone Flyover (A27) or via Harts Farm Way.

It is within easy reach of both the **A23(M) to London** and the **south coast's A27/M27** and is approximately a 20 minute drive to **Portsmouth** (6 miles), Chichester (11 miles) and Southampton (22miles).







VIEWING & FURTHER INFORMATION

VAT: All rents and charges will be subject to VAT at the prevailing rates.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction.

PLANNING: Use classes B1, B2, B8 Trade and E (Bulky Goods). *Interested parties are to make their own enquiries with the local planning authority.*

TERMS: Available on a new Full Repairing and Insuring Lease on terms to be agreed.

EPC: The Energy Performance Asset rating is A.

Letting Agents:

Lambert Smith Hampton

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PROPERTY INVESTMENT & DEVELOPMENT





UNIT 12 a/b SOLENT RETAIL PARK

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