



Langstone Gate
Solent Road, Havant, Hampshire PO9 1TR

TO LET

MODERN MANAGED OFFICE ACCOMMODATION

From 12.26 sq m (132 sq ft)

Key Features:

- Well located on the A27/M27 south coast corridor
- To be fully refurbished
- Open plan floor plates
- Retail park, superstore and town centre within walking distance
- Passenger lifts to all floors
- Fibre-optic broadband available
- To let on flexible lease terms
- Rent on application
- Excellent onsite parking





Location

Havant is strategically located on the A27/M27/A3(M) and forms part of the extensive M27 / Solent corridor, providing easy access to Portsmouth, Southampton and London. Havant benefits from a mainline railway station with direct trains to London and the south coast.

The property is situated in the center of Havants retail park. The property has substantial on-site car parking with the busy town center within easy walking distance. Nearby occupiers include Pets at Home, Next, Laura Ashley, Halfords and Marks & Spencer.

Accommodation

Langstone Gate is situated within an attractive mature landscape, with excellent natural lighting creating a pleasant working environment. It provides four office blocks arranged over three and four storeys.

The premises have been extensively refurbished to provide quality office accommodation with suspended ceilings, inset defused lighting and carpeting throughout. The option of a combined heating and comfort cooling system is also available. The building has two main cores each of which provide kitchen and WC facilities and passenger lifts serving all levels.

The complex offers a range of accommodation to suit most businesses needs of varying sizes, from SMEs to entrepreneurs and larger corporations looking for serviced offices to rent. There are a range of different sized suites available from 12.26 sq m (132 sq ft).

The property has substantial on-site car parking with an additional 400 space car park within easy walking distance.

Please see the availability schedule for further information on available accommodation.

EPC

We understand the property to have an EPC rating of D (83).

Property Schedule

Unit	£ per month	Desks @ 1.2m x 0.6m max capacity
BG-09	£1,350	10
BG-10	£1,755	13
BF-02	£1,215	9
BF-04	£540	4
BF-07	£1,350	10
BF-09	£1,215	9
CS-03	£1,080	8
DS-01	£5,400	40

Planning

We understand that the premises benefit from Class B1(a) Office use within the Use Classes Order 1987 (as amended).

Terms

Flexible rolling agreements available. The agreements are simple and make great business sense: the flexibility means that costly legal fees can be avoided and also helps keep your organisation agile should your business needs change. Further information on request.

Business Rates

Available on request.

VAT

The property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH