

A unique major business hub of offices,
laboratories, R&D, data centre, warehouse,
and storage space

**FLEXIBLE SPACE FROM
1,000–40,000 SQ FT**

FLEXIBLE TERMS FROM 12 MONTHS

langstonepark.com



A 24/7 secure, managed environment with an ambitious development programme

General park amenities

-  1,850 parking spaces (1:250 sqft)
-  Shower and changing facilities
-  Café/restaurant
-  Meeting rooms
-  Secure covered cycle storage
-  Eco-food recycling
-  Tesla and EV charging points
-  Gym
-  Nursery
-  24/7 on site security and CCTV
-  Manned reception





Working together to deliver an exciting vision
for Langstone Park

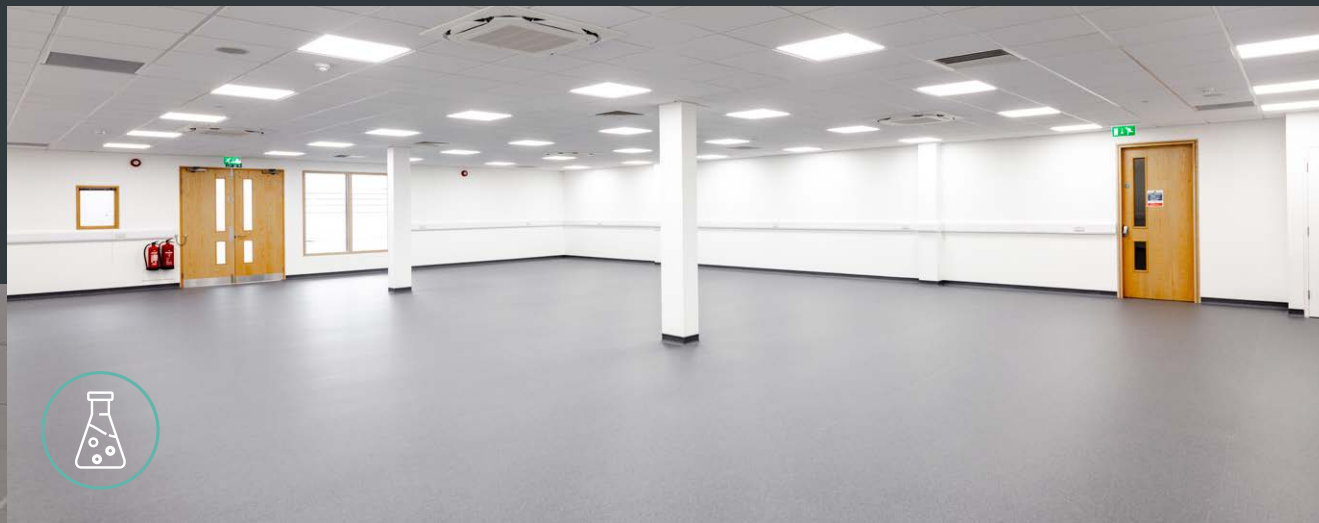


Langstone Park, Havant is a 40 acre business hub on the South Coast comprising 480,000 sq ft of flexible workspace suitable for office, R&D, data centre, distribution and manufacturing.

A place for visionary businesses to come together and be a part of a vibrant and inspiring community of occupiers, with the flexibility to expand and grow.

The Park is undergoing a transformation and already offers extensive catering, retail and leisure facilities, and with a new phase of development coming soon. All of which are supported by a customer-focused onsite management team.







CherryPark Day Nursery

Children's Nursery
From 6 weeks to 5 years
8.00am to 6.00pm
Tel-023 9245 3926













Email-cherrypark@cherrychildcare.co.uk
www.cherrychildcare.co.uk

25 YEARS Providing Childcare for Working Parents

Ofsted Good Provider



BUILDING	Demise	Floor	Area (sq ft)	Parking @ 1:275 sq ft	Rent (£psf)	Service charge (£psf)	Rates approx (£psf)*	Total occupational costs (£psf)	Use
1000	Bay 3	G	34,726	126	£16.50	£6.22	£5.25	£27.97	   
1000	Office Area	G	10,270	37	£16.50	£6.22	£5.25	£27.97	
1000	41	G	2,715	9	£16.50	£6.22	£5.25	£27.97	
1000	Area 5 North	G	3,612	13	£16.50	£6.22	£5.25	£27.97	 
4000	24/22 Lab North	G	2,513	93	£16.50	£6.20	£5.25	£27.95	 
4000	24/22	G	1,160	4	£16.50	£6.20	£5.25	£27.95	 
4000	24/22 Lab South	G	2,151	7	£16.50	£6.20	£5.25	£27.95	 
5000	Area 10	G	14,372	52	£16.50	£4.48	£5.25	£26.23	
6000	26/32 Centre	2	1,787	6	£16.50	£6.16	£5.25	£27.91	
6000	26/34 North	2	2,330	8	£16.50	£6.16	£5.25	£27.91	
6000	26/34-39	2	12,610	45	£16.50	£6.16	£5.25	£27.91	
6000	26/32 Centre	2	3,725	13	£16.50	£6.16	£5.25	£27.91	
6000	26/35	2	4,756	17	£16.50	£6.16	£5.25	£27.91	
6000	26/27 South	1	3,155	11	£16.50	£6.16	£5.25	£27.91	
6000	26/28 West	1	1,064	3	£16.50	£6.16	£5.25	£27.91	
6000	26/23 South	1	2,360	8	£16.50	£6.16	£5.25	£27.91	
6000	26/23 North	1	2,227	8	£16.50	£6.16	£5.25	£27.91	
6000	26/20 South	1	3,848	13	£16.50	£6.16	£5.25	£27.91	
6000	26/25	1	4,687	17	£16.50	£6.16	£5.25	£27.91	
6000	26/12-19	G	17,880	65	£16.50	£6.16	£5.25	£27.91	

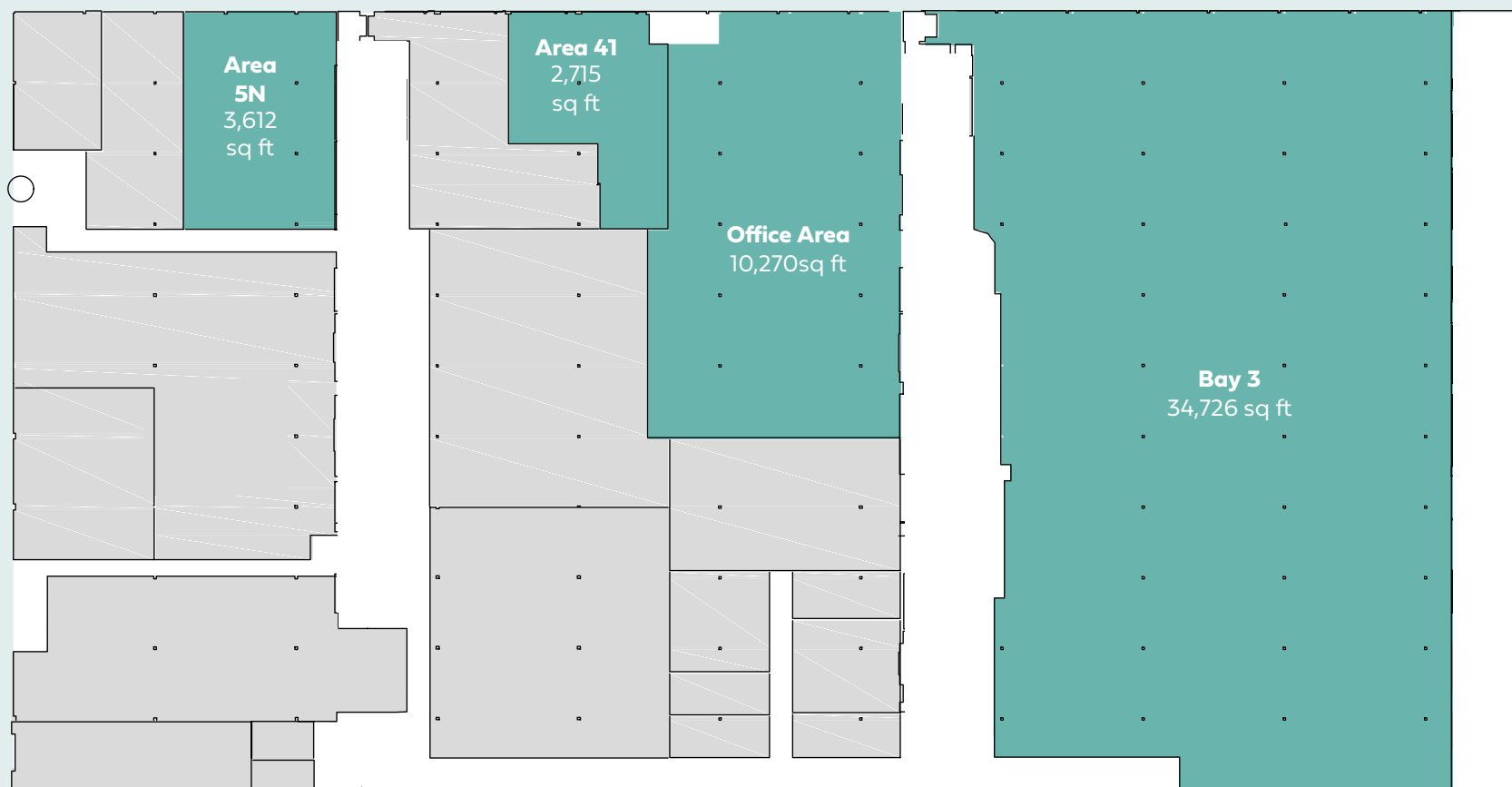
BUILDING 1000	BUILDING 5000
   	
BUILDING 4000	BUILDING 6000
 	
KEY	
 Offices	 Labs & manufacturing
 Warehouse	 Storage

LANGSTONE PARK



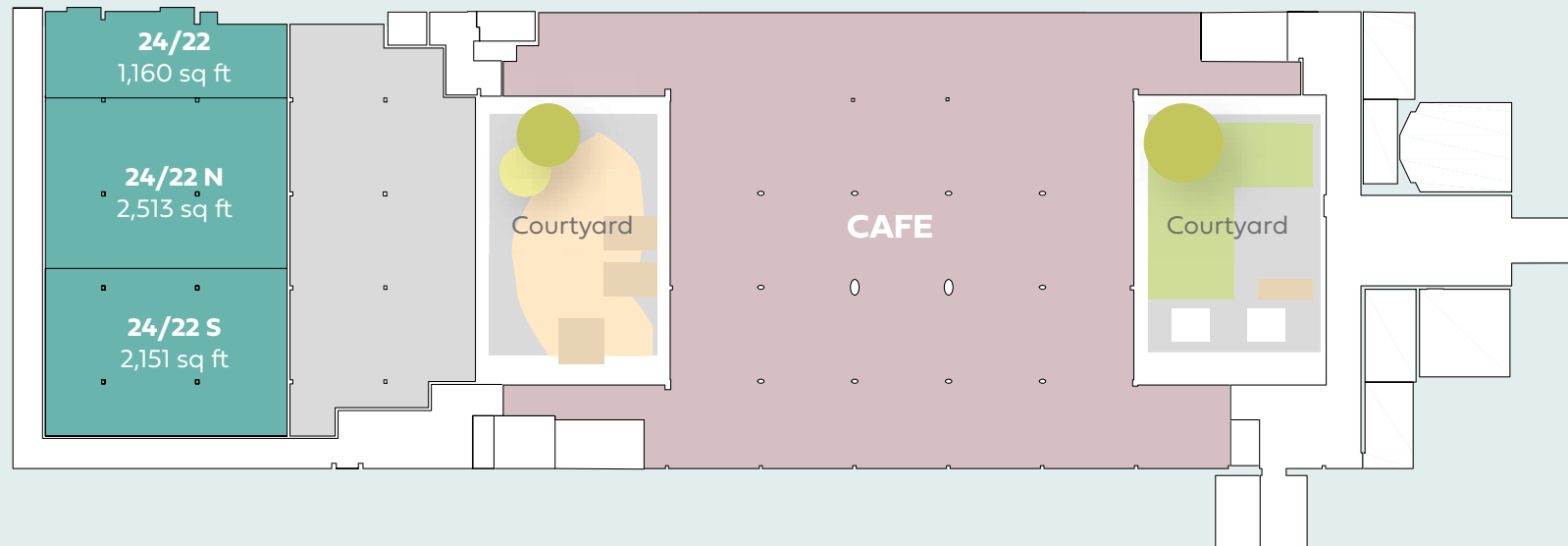


GROUND



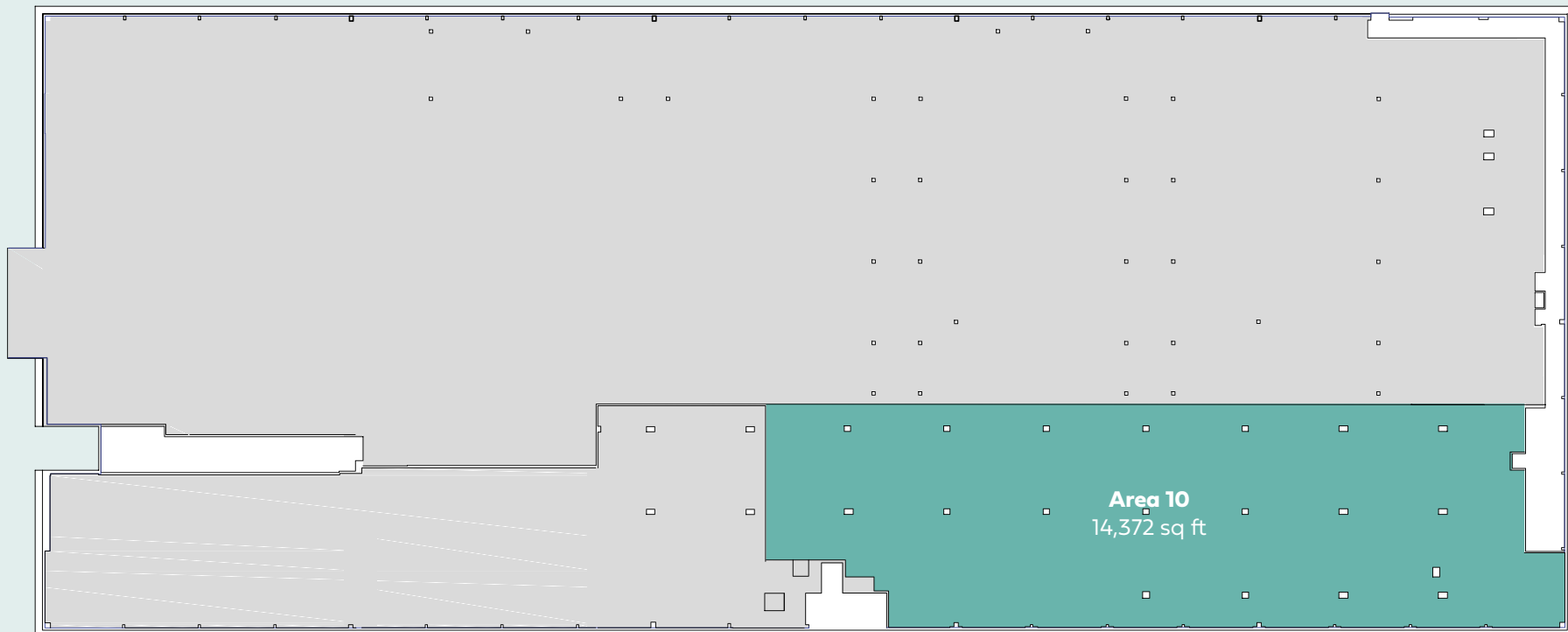


GROUND



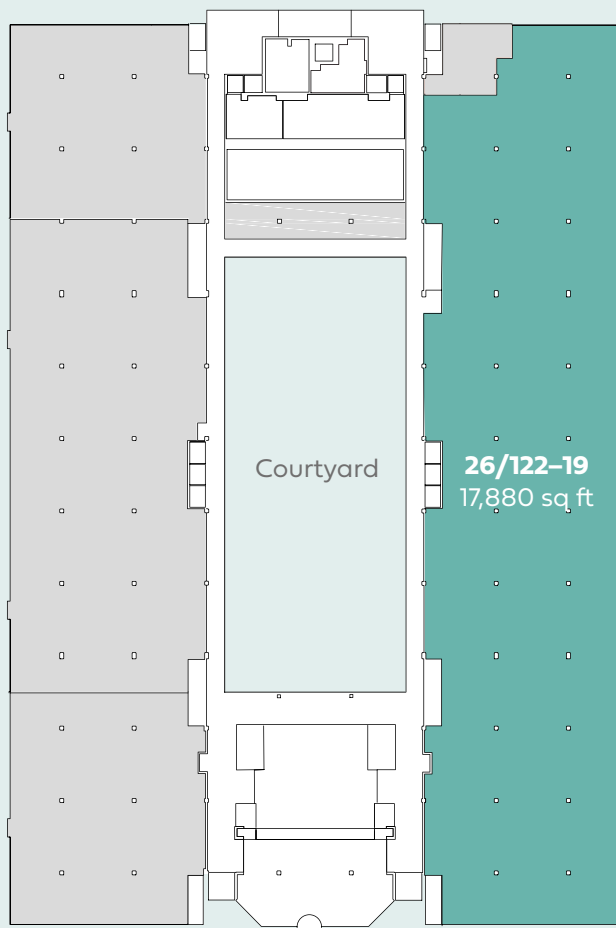


GROUND

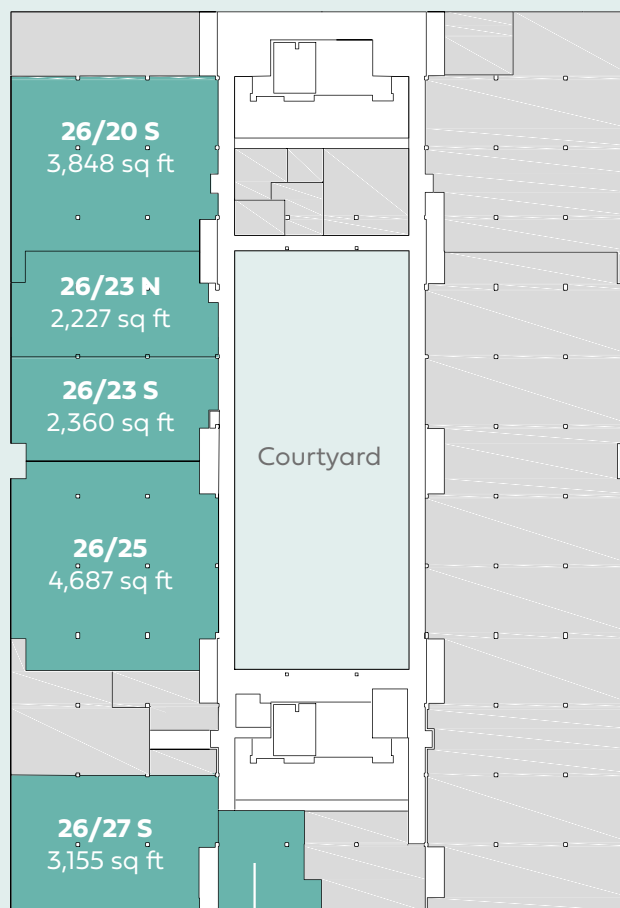




GROUND

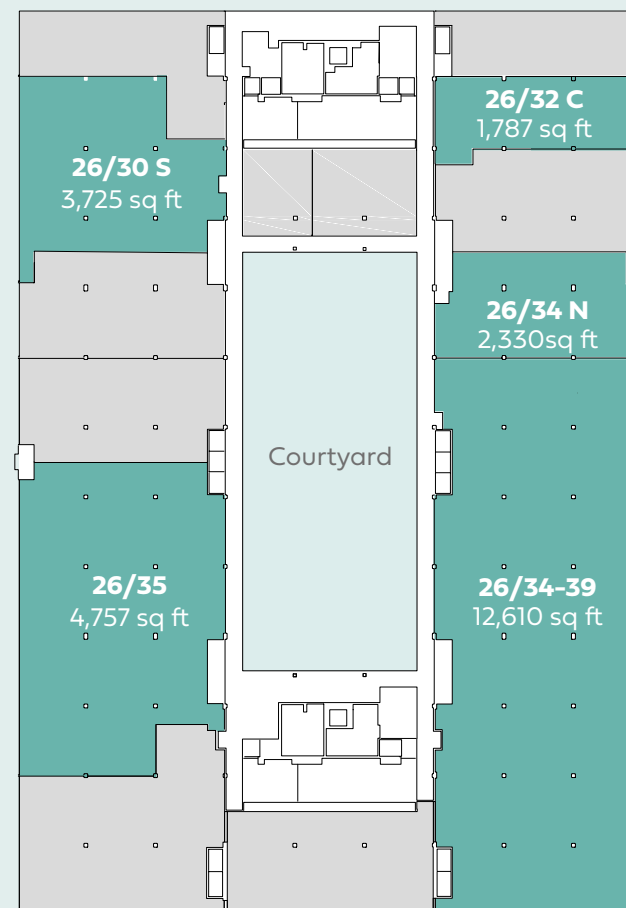


FIRST



26/28 W
1,064sq ft

SECOND



Location

Strategically located at Havant's A27 Junction, the Park provides easy links to Portsmouth, Southampton, and London.



Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.

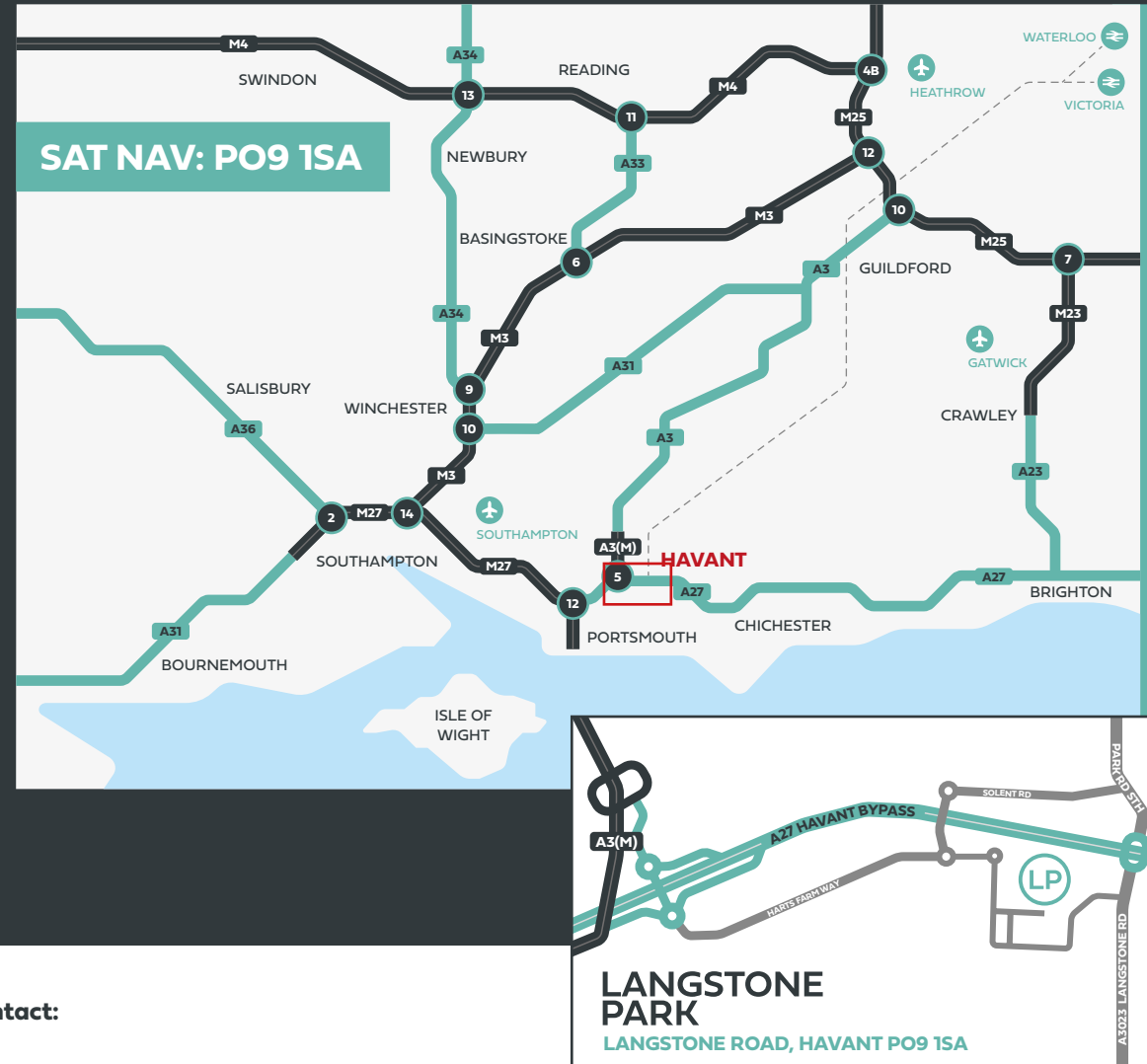


Havant ranks #13 for the percentage of people cycling regularly in England. This is because there are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.



The Park provides easy links to Portsmouth, Southampton to the West and London to the North via the A3. There are 1,850 on-site car parking spaces and 8 electric car charging points.

Further parking is provided in the town centre car parks, which are a 10 minute walk from Langstone Park.



For details about current and future availability at Langstone Park, please contact:

**Lambert
Smith
Hampton**

Andy Hodgkinson

ahodgkinson@lsh.co.uk

+44 (0)7702 801 595 / +44 (0)1489 579579

Kenan Rowles

krowles@lsh.co.uk

+44 (0)7709 502 222 / +44 (0)1489 579579

langstonepark.com

Lambert Smith Hampton for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of Lambert Smith Hampton has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. October 2021