

**Phase One of a wider master plan, creating  
a sustainable, truly mixed use commercial  
environment on the South Coast**

**TARGET BREEAM RATING: 'EXCELLENT'**



 **LANGSTONE  
PARK**  
HAVANT PO9 1SA

**UNITS TO LET**  
**20,100–40,224 SQ FT**  
**[langstonepark.com](http://langstonepark.com)**



## Specification

- BREEAM excellent
- 50 kN/m<sup>2</sup> general floor loading
- Office floor plate depth range (8.1m–12.5m)
- 6 EV Chargers per unit plus 6 shared chargers
- 1 x 8-person hydraulic lift at 1m/sec per unit
- 3 phase power supply
- Target EPC A+
- Mains gas supply



## Site Plan



UNIT 1	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
First floor	3,961			
Ground floor	21,248			
<b>TOTAL (GEA)</b>	<b>25,209</b>	<b>24m</b>	<b>3</b>	<b>34</b>
<b>TOTAL (GIA)</b>	<b>24,100</b>			

UNIT 2	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
First floor	3,326			
Ground floor	17,599			
<b>TOTAL (GEA)</b>	<b>20,935</b>	<b>24m</b>	<b>2</b>	<b>23</b>
<b>TOTAL (GIA)</b>	<b>20,100</b>			

UNIT 3	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
First floor	5,124			
Ground floor	35,101			
<b>TOTAL (GEA)</b>	<b>40,225</b>	<b>36m</b>	<b>5</b>	<b>75</b>
<b>TOTAL (GIA)</b>	<b>38,943</b>	<b>Infrastructure for three Dock Levellers included</b>		

UNIT 4	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
First floor	4,015			
Ground floor	31,151			
<b>TOTAL (GEA)</b>	<b>35,166</b>	<b>36m</b>	<b>3</b>	<b>40</b>
<b>TOTAL (GIA)</b>	<b>34,121</b>			



**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

### Terms

Units available to lease on an FRI basis. Rent and Service Charge details are available on request. Business Rates are to be assessed.

**Units can be combined.**

### Legal Costs / VAT

Each party is responsible for its own legal costs. All price, premiums and rents are quoted exclusively of VAT.





## Location

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



The Park is well-linked 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.

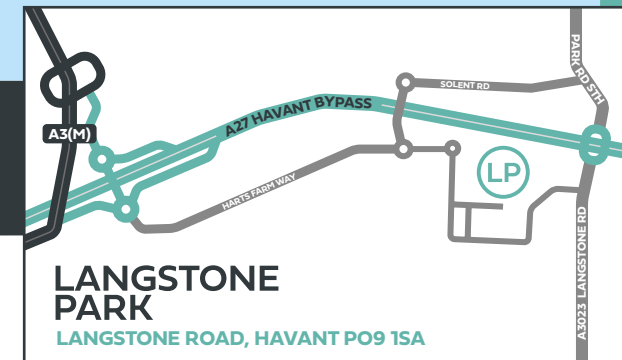


Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.



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.

SAT NAV: PO9 1SA



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



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