

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

BREEAM 'EXCELLENT'

AVAILABLE NOW

UNITS TO LET

20,100–40,224 SQ FT

langstonepark.com



**LANGSTONE
PARK**

HAVANT PO9 1SA



Specification

- BREEAM 'Excellent'
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m² general floor loading
- 3 phase power supply
- 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
- Mains gas supply

Site Plan

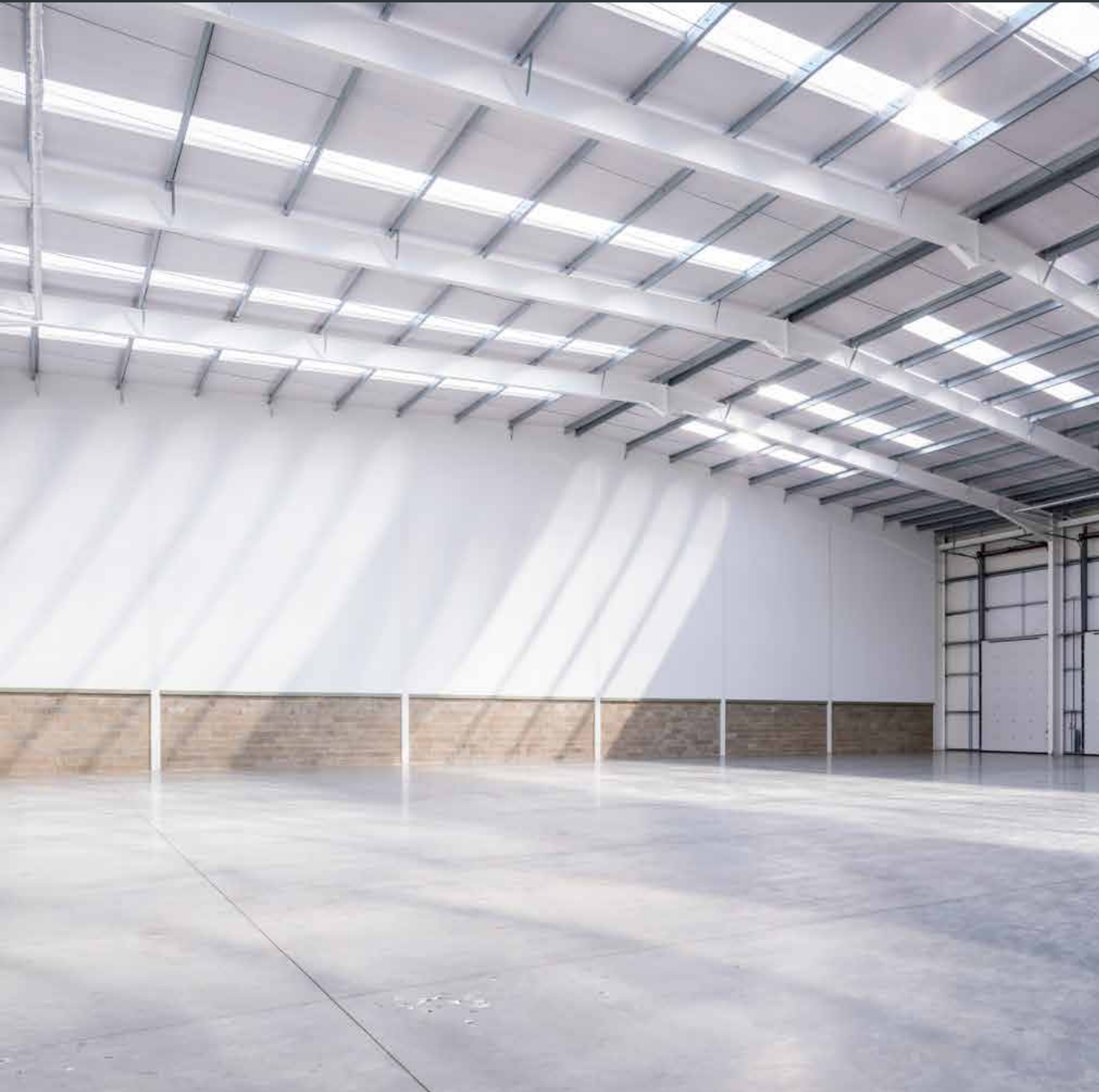


UNIT 1	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
First floor	3,961			
Ground floor	21,248			
TOTAL (GEA)	25,209	24m	3	34
TOTAL (GIA)	24,100			

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

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

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



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.

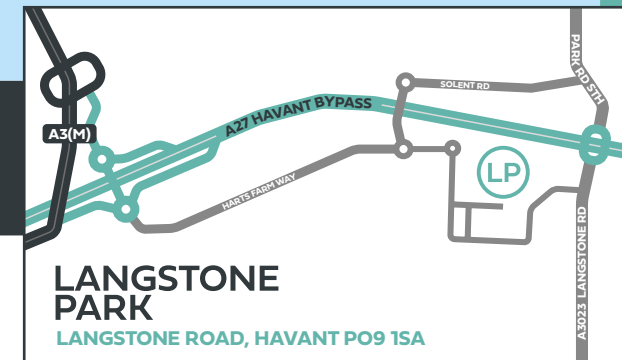


Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1hour 21 minutes.



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:



Tim Clement
tim.clement@eu.jll.com
+44 (0)20 7087 5303 / +44(0)7970 092 974

Simon Woodruff
simon.woodruff@eu.jll.com
+44 (0)20 8283 2547 / +44 (0)7873 623 292

**Lambert
Smith
Hampton**

Robin Dickens
rdickens@lsh.co.uk
+44 (0)14 8957 9579 / +44(0)7977 519 333

Elise Evans
eevans@lsh.co.uk
+44 (0)14 8957 9579 / +44 (0)7703 393 120

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