

**PHASE 1:  
1 UNIT REMAINING  
PHASE 2:  
OCCUPATION Q4 2025**

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

**BREEAM 'EXCELLENT'**



**BRAND NEW**

**UNITS TO LET**

**25,484–115,242 SQ FT**

**[langstonepark.com](http://langstonepark.com)**



**LANGSTONE  
PARK**

**HAVANT PO9 1SA**



## Phase 1

## Specification

- BREEAM 'Excellent'
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m<sup>2</sup> 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
Warehouse	21,293			
First floor offices	4,191			
<b>TOTAL</b>	<b>25,484</b>	<b>24m</b>	<b>3</b>	<b>34</b>

UNIT 2	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	17,707			
First floor offices	3,520			
<b>TOTAL</b>	<b>21,227</b>	<b>24m</b>	<b>2</b>	<b>23</b>

UNIT 3	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	35,204			
First floor offices	5,225			
<b>TOTAL</b>	<b>40,429</b>	<b>36m</b>	<b>5</b>	<b>75</b>

UNIT 4	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	31,320			
First floor offices	4,430			
<b>TOTAL</b>	<b>35,750</b>	<b>36m</b>	<b>3</b>	<b>0</b>











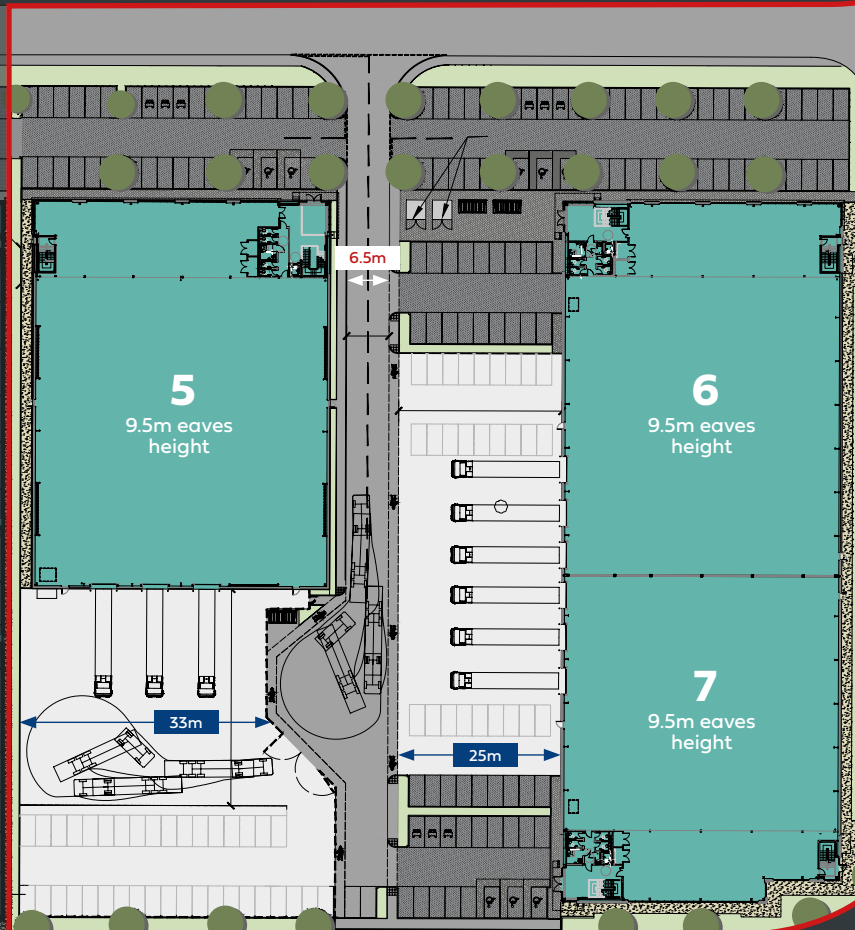


**Phase 2 – available Q4 2024**

## Specification

- BREEAM 'Excellent'
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m<sup>2</sup> general floor loading
- 3 phase power supply
- Green roofs
- 6/8 EV chargers per unit
- 1 x 8-person hydraulic lift at 1m/sec per unit
- Mains gas supply

## Site Plan



UNIT 5	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	28,179				
First floor offices	5,123				
<b>TOTAL</b>	<b>33,302</b>	<b>33m</b>	<b>3 x level</b>	<b>TBC</b>	<b>6</b>

UNIT 6	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	25,618				
First floor offices	4,725				
<b>TOTAL</b>	<b>30,343</b>	<b>25m</b>	<b>3 x level</b>	<b>TBC</b>	<b>6</b>

UNIT 7	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	21,969				
First floor offices	4,144				
<b>TOTAL</b>	<b>26,113</b>	<b>25m</b>	<b>3 x level</b>	<b>TBC</b>	<b>8</b>

Ducting will be included for 10 additional future EV charging bays per unit





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

### General park amenities

-  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.

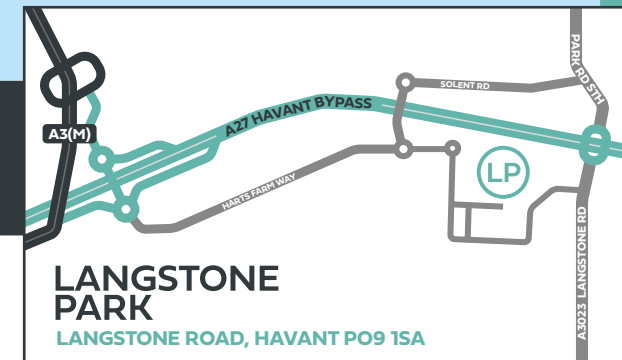


Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.



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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