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

#### **BREEAM 'EXCELLENT'**





### **HAVANT PO9 1SA**

TUNIT PERATION OF 2025

# **BRAND NEW**

**UNITS TO LET** 25,484–115,242 SQ FT **langstonepark.com** 



#### Site Plan $\odot$ ΠÌΠ ..... 3 Œ LET Œ 24m 9m eaves height EI) ED Œ ED 8 Ð 36m 4 2 E LET LET ----

#### **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

|   | SQ FT                              | YARD<br>DEPTH                       | LOADING<br>DOORS | PARKING<br>SPACES       |
|---|------------------------------------|-------------------------------------|------------------|-------------------------|
| Warehouse   | 21,293                             |                                     |                  |                         |
| First floor offices                                 | 4,191                              |                                     |                  |                         |
| TOTAL   | 25,484                             | 24m                                 | 3                | 34                      |
|   |                                    |                                     |                  |                         |
| UNIT 2  | SQ FT                              | YARD<br>DEPTH                       | LOADING<br>DOORS | PARKING<br>SPACES       |
| Warehouse   | 17,707                             | et l                                |                  |                         |
|   | 3,520                              | ,E ·                                |                  |                         |
| TOTAL   | 21.227                             | 24m                                 | 2                | 23                      |
|   |                                    |                                     |                  |                         |
|   |                                    |                                     |                  |                         |
| UNIT 3  | SQ FT                              | YARD<br>DEPTH                       | LOADING<br>DOORS | PARKING<br>SPACES       |
| <b>UNIT 3</b><br>Warehouse                          | <b>SQ FT</b>                       |                                     |                  |                         |
|   |                                    | DEPTH                               |                  |                         |
|   | 35,204                             | DEPTH                               |                  |                         |
| Warehouse<br>First floor offices                    | <sup>35,204</sup><br>5,225         | DEPTH<br>ET                         | DOORS            | SPACES                  |
| Warehouse<br>First floor offices                    | <sup>35,204</sup><br>5,225         | DEPTH<br>ET                         | DOORS            | SPACES                  |
| Warehouse<br>First floor offices                    | 35,204<br>5,225<br>40,429<br>SQ FT | DEPTH<br>ET<br>36m<br>YARD          | DOORS<br>5       | SPACES<br>75<br>PARKING |
| Warehouse<br>First floor offices<br>TOTAL<br>UNIT 4 | 35,204<br>5,225<br>40,429<br>SQ FT | DEPTH<br>ET<br>36m<br>YARD<br>DEPTH | DOORS<br>5       | SPACES<br>75<br>PARKING |



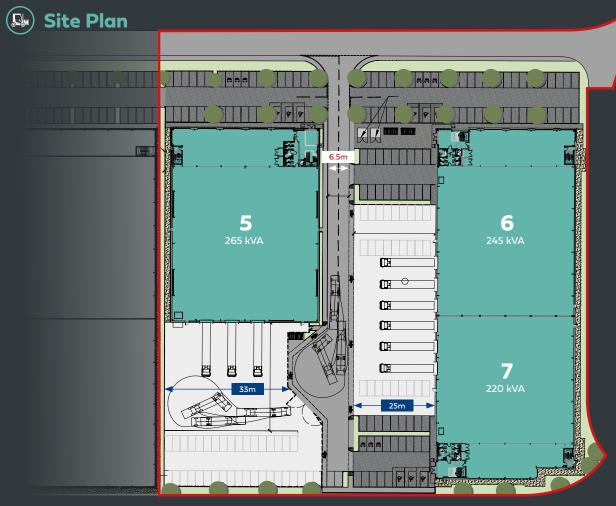








## Phase 2 – available Q4 2025



### Specification

- BREEAM 'Excellent'
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m<sup>2</sup> general floor loading
- 3 phase power supply
- Mains gas supply

- Office floor plate depth range (10.4m–11.2m)
- 9.5m eaves heights
- Green roofs
- 6/8 EV chargers per unit
- 1 x 8-person hydraulic lift at 1m/sec per unit

| UNIT 5              | SQ FT  | YARD<br>DEPTH | LOADING<br>DOORS | PARKING<br>SPACES | EV<br>CHARGERS |
|---------------------|--------|---------------|------------------|-------------------|----------------|
| Warehouse           | 29,191 |               |                  |                   |                |
| First floor offices | 5,565  |               |                  |                   |                |
| TOTAL               | 34,756 | 33m           | 3 x level        | 54                | 6              |
|                     |        |               |                  |                   |                |
| UNIT 6              | SQ FT  | YARD<br>DEPTH | LOADING<br>DOORS | PARKING<br>SPACES | EV<br>CHARGERS |
| Warehouse           | 26,414 |               |                  |                   |                |
| First floor offices | 5,145  |               |                  |                   |                |
| TOTAL               | 31,559 | 25m           | 3 x level        | 48                | 6              |
|                     |        |               |                  |                   |                |
| UNIT 7              | SQ FT  | YARD<br>DEPTH | LOADING<br>DOORS | PARKING<br>SPACES | EV<br>CHARGERS |
| Warehouse           | 22,711 |               |                  |                   |                |
| First floor offices | 4,510  |               |                  |                   |                |
| TOTAL               | 27,221 | 25m           | 3 x level        | 35                | 8              |

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





#### 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

exclusively of VAT.

#### Location

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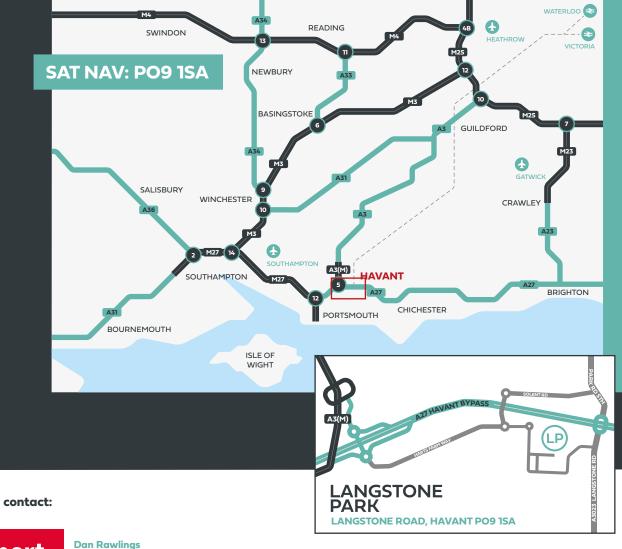
Strategically located at Havant's A27 Junction, the Park provides easy access to Portsmouth, Southampton, and London.

> 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.



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



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## langstonepark.com

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