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/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

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



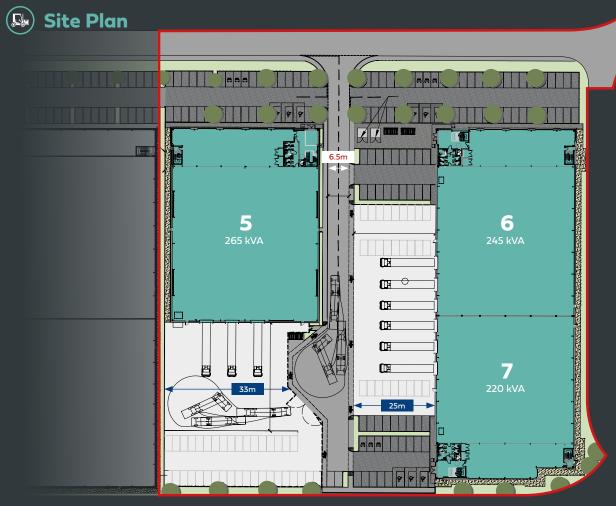








Phase 2 – available Q4 2025



Specification

- BREEAM 'Excellent'
- EPC A+
- 100% REGO backed renewable electricity
- 50 kN/m² 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 DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	29,191				
First floor offices	5,565				
TOTAL	34,756	33m	3 x level	54	6
UNIT 6	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	26,414				
First floor offices	5,145				
TOTAL	31,559	25m	3 x level	48	6
UNIT 7	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV 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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AD

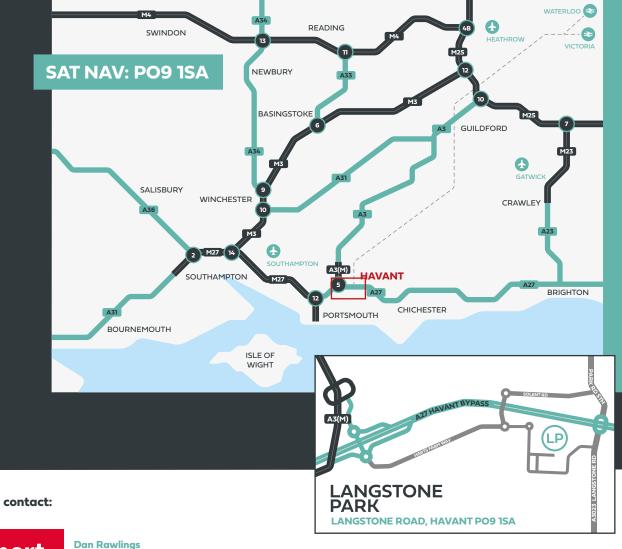
Strategically located at Havant's A27 Junction, the Park provides easy access to Portsmouth, Southampton, and London.

> 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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