

**PHASE 1 NOW
FULLY LET**

**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

27,221–93,536 SQ FT

langstonepark.com

**LP LANGSTONE
PARK**

HAVANT PO9 1SA



Phase 1 – Now fully let



Site Plan



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

UNIT 1	SQ FT	YARD DEPTH	LOADING DOORS	PARKING SPACES
Warehouse	21,293	24m	3	34
First floor offices	4,191			
TOTAL	25,484			

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

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

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







Phase 2 – available Q4 2025

Site Plan



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



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.

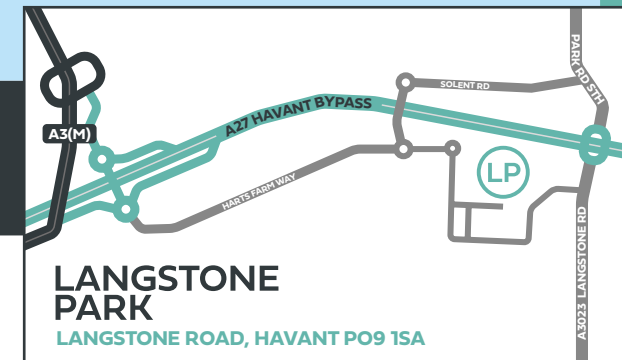


Havant Station is a major railway station on the South Coast rail network and is a 15 minute walk from Langstone Park. There are 5 direct trains an hour to London Victoria and Waterloo, with a fastest journey time of 1 hour 21 minutes.



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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