

A unique major business hub of offices,
laboratories, R&D, data centre,
warehouse, and storage space

 **LANGSTONE
PARK**
HAVANT PO9 1SA

**FLEXIBLE SPACE FROM
3,104 – 22,249 SQ FT**
FLEXIBLE TERMS FROM 12 MONTHS

langstonepark.com



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

General park amenities



1,850 parking spaces (1:275 sqft)



Meeting rooms



Tesla and EV charging points



24/7 on site security and CCTV



Shower and changing facilities



Secure covered cycle storage



Gym



Manned reception



Café/restaurant



Eco-food recycling



Nursery



**Working together to deliver an exciting vision
for Langstone Park**



Langstone Park, Havant is a 40 acre business hub on the South Coast comprising 480,000 sq ft of flexible workspace suitable for office, R&D, data centre, distribution and manufacturing.

A place for visionary businesses to come together and be a part of a vibrant and inspiring community of occupiers, with the flexibility to expand and grow.

The Park is undergoing a transformation and already offers extensive catering, retail and leisure facilities, and with a new phase of development coming soon. All of which are supported by a customer-focused onsite management team.

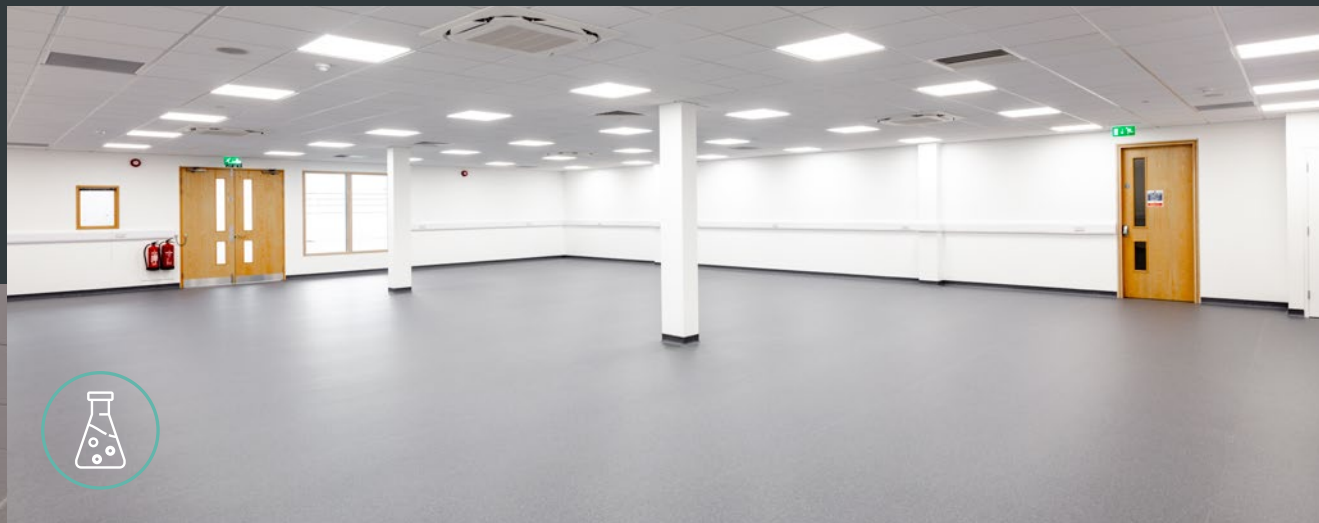






acing People First





BUILDING 1000



BUILDING 4000



BUILDING 5000



KEY



Offices








Labs & manufacturing

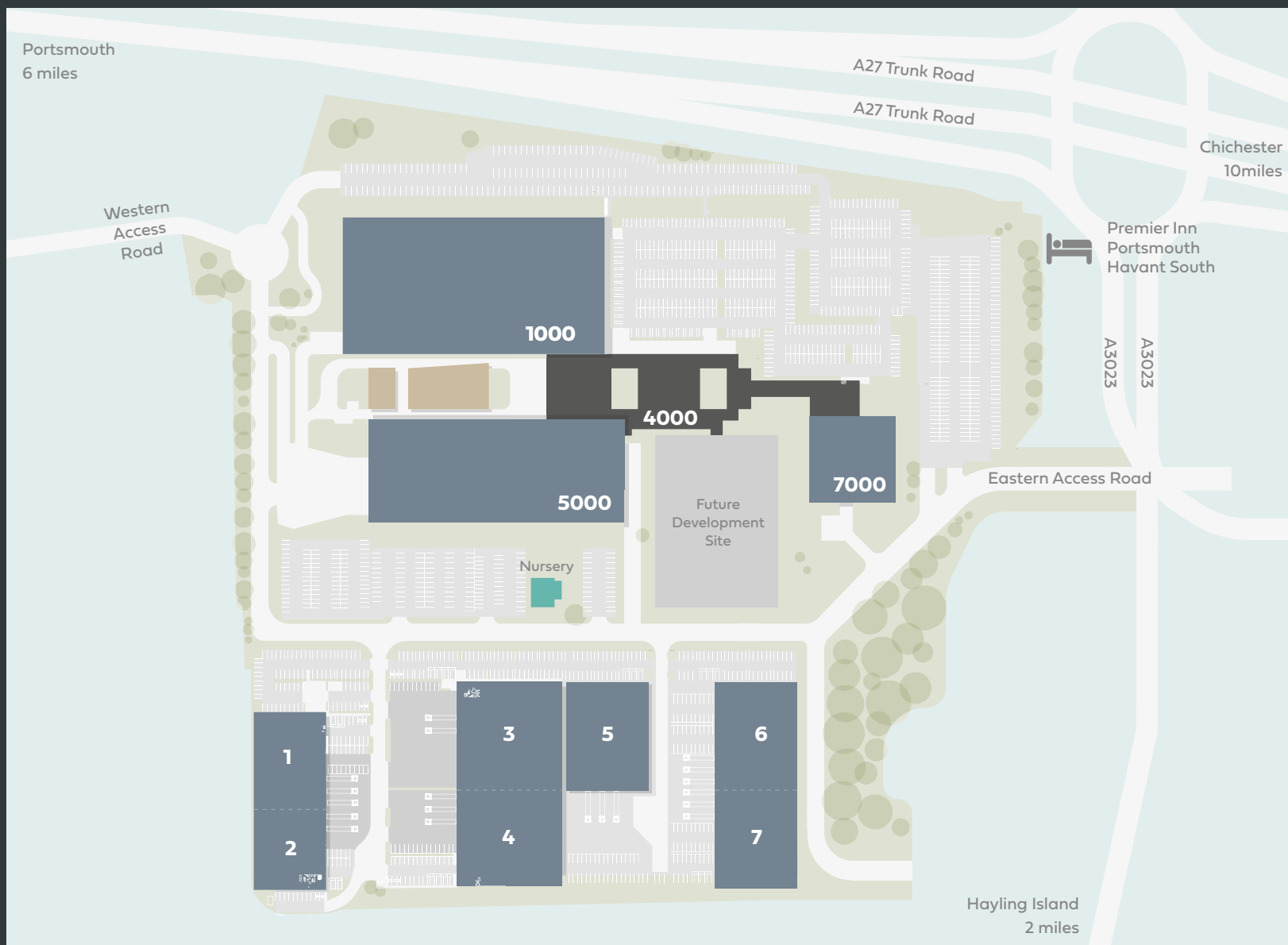


Storage



BUILDING	Demise	Floor	Area (sq ft)	Parking @ 1:275 sq ft	Rent (£psf)	Service charge (£psf)	Rates approx (£psf)*	Total occupational costs (£psf)	Use
1000	403B	G	4,773	17	£17.50	£10.89	£6.63	£35.02	 
1000	402	G	3,104	11	£17.50	£10.89	£6.63	£35.02	 
5000	Area 10	G	14,372	52	£16.50	£4.48	£6.25	£27.23	

LP LANGSTONE PARK



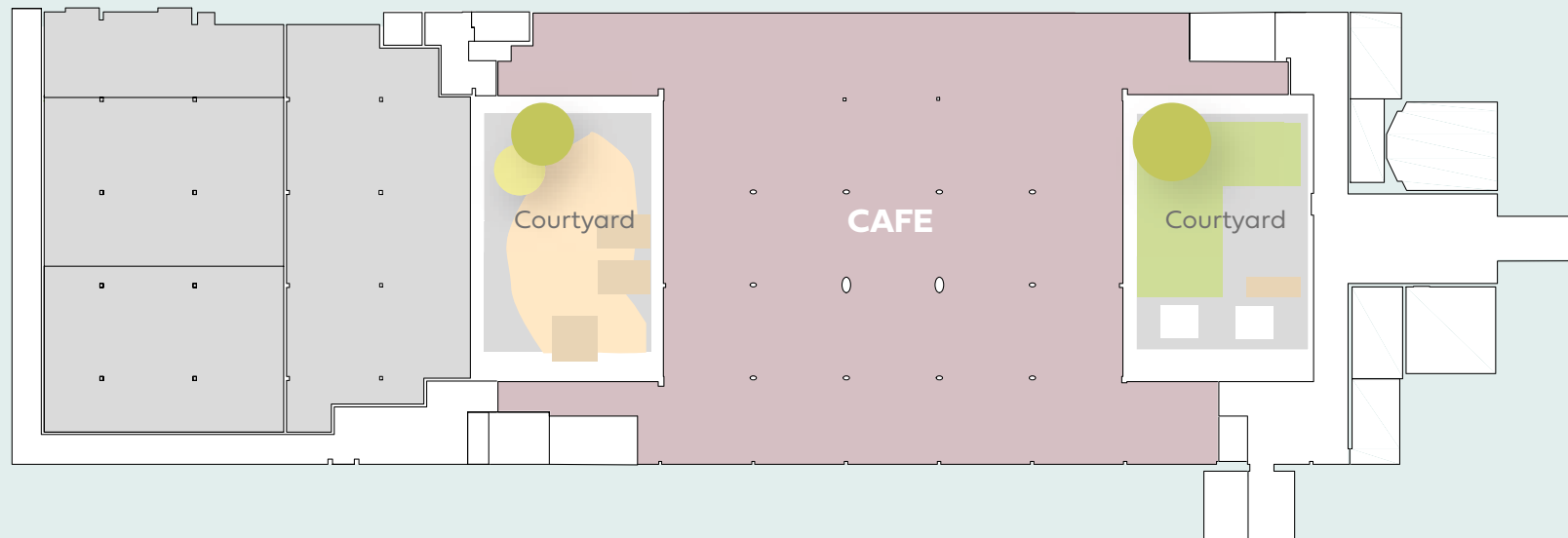


GROUND



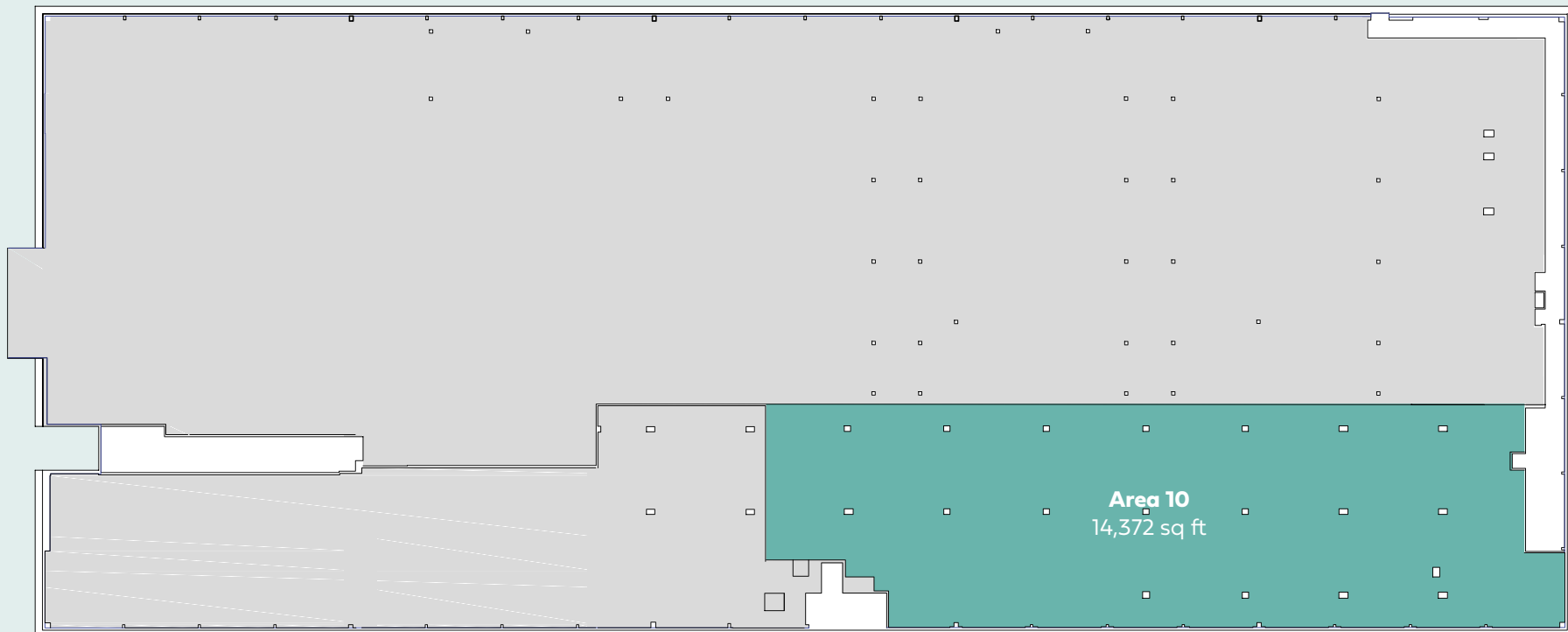


GROUND





GROUND



Location

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



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.

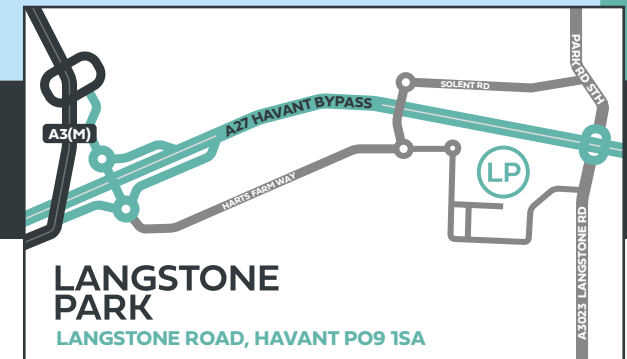


Havant ranks #13 for the percentage of people cycling regularly in England. This is because there are an abundance of safe cycle routes throughout the Borough nestled between Solent and the South Downs, including the Coastal Path which runs to the south of the Park.



The Park provides easy links 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.



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

**Lambert
Smith
Hampton**

Andy Hodgkinson

ahodgkinson@lsh.co.uk
+44 (0)7702 801 595 / +44 (0)23 8071 3075

George Pooley

gpooley@lsh.co.uk
+44 (0)7514 308 217 / +44 (0)23 8071 3078

langstonepark.com

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