

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

BREEAM 'EXCELLENT' & EPC A+



LP **LANGSTONE
PARK**
HAVANT PO9 1SA

**BRAND NEW
UNITS TO LET**

31,693–66,806 SQ FT
(2,944.5–6,206.7 SQ M)

langstonepark.com



PHASE 2: AVAILABLE NOW

Site Plan



PHASE 1
FULLY
LET

Specification



BREEAM
'Excellent'



EPC A+ Net
Zero Carbon in
operation



100% REGO
backed renewable
electricity



50 kN/m²
general floor
loading



Office floor plate
depth range
(10.4m–11.2m)



Up to
8.5MW power
available



Mains gas
supply



9.5m eaves
height



Green roofs



6/8 EV
chargers
per unit



1 x 8-person
hydraulic lift at
1m/sec per unit



Additional
power
available

UNIT 5	SQ FT	SQ M	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	29,256	2,718.0				
First floor offices	5,857	544.2				
TOTAL	35,113	3,262.2	33m	3 x level	54	8

UNIT 6	SQ FT	SQ M	YARD DEPTH	LOADING DOORS	PARKING SPACES	EV CHARGERS
Warehouse	26,399	2,452.6				
First floor offices	5,294	491.9				
TOTAL	31,693	2,944.5	25m	3 x level	48	6

Ducting has been included for additional future EV chargers.



Existing R&D, Life Sciences, Defence & Manufacturing **occupiers on site**

FUGRO

cytiva

Reconext

apollo





Terms

Units available to lease on an FRI basis. Rent and Service Charge details are available on request. Business Rates are to be assessed.

Legal Costs / VAT

Each party is responsible for its own legal costs. All price, premiums and rents are quoted exclusively of VAT.



Interior photos show other units at Langstone Park built to a similar specification.



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

General park amenities



853 car parking spaces



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

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 ample car parking spaces on site and 22 Landlord controlled 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. Regular trains connect to Southampton Central in 41 mins, a national rail hub served by GWR, Southern, and South Western.

From Havant to:

Portsmouth & Southsea	14 mins
Southampton Central	41 mins
Brighton	1hr 4mins
London Waterloo	1hr 21mins
London Victoria	1hr 51mins

From Southampton Central to:

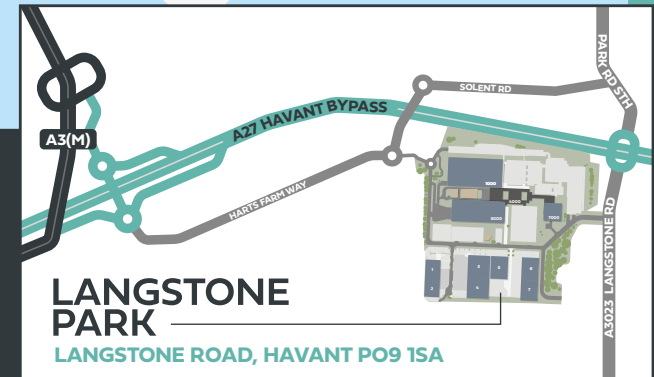
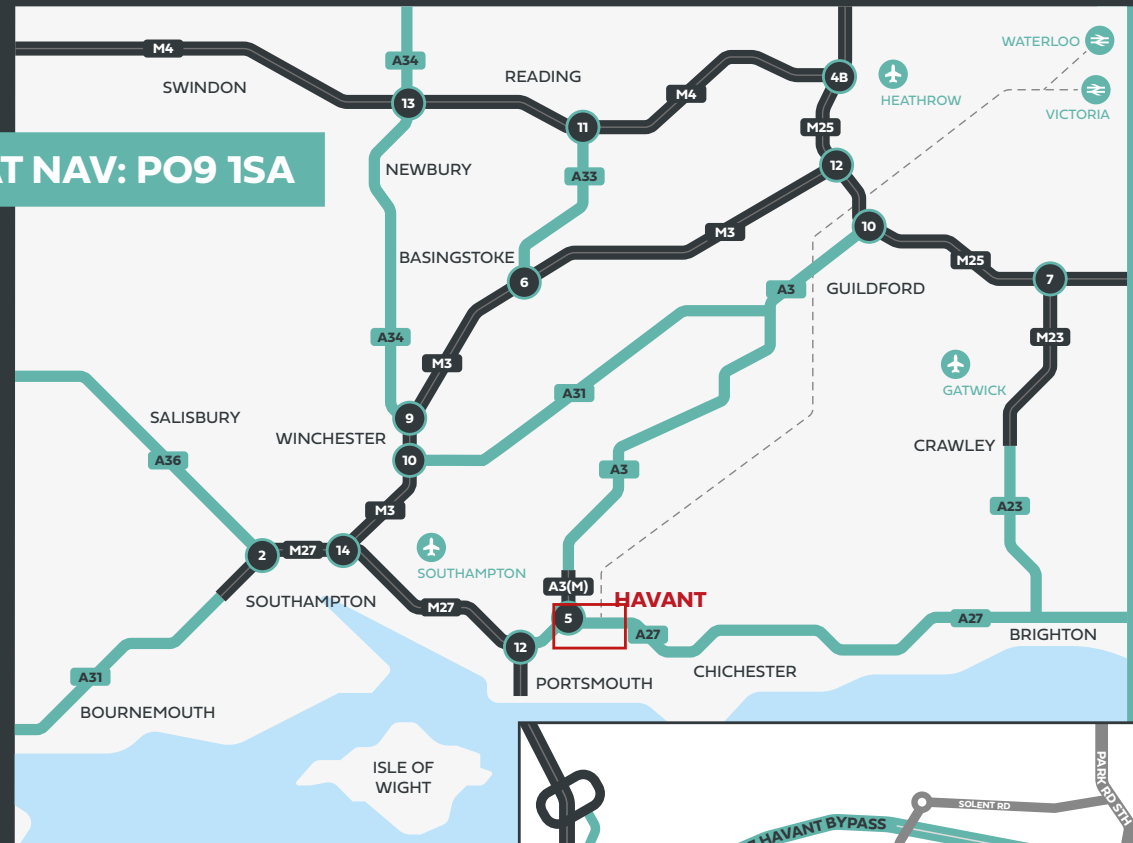
Reading	50 mins
London Waterloo	1hr 23mins
London Victoria	1hr 32mins
Bristol Temple Meads	1hr 41mins
Birmingham New St	2hr 23mins



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.

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