



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

BREEAM 'EXCELLENT' & EPC A+



**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







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



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

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 |

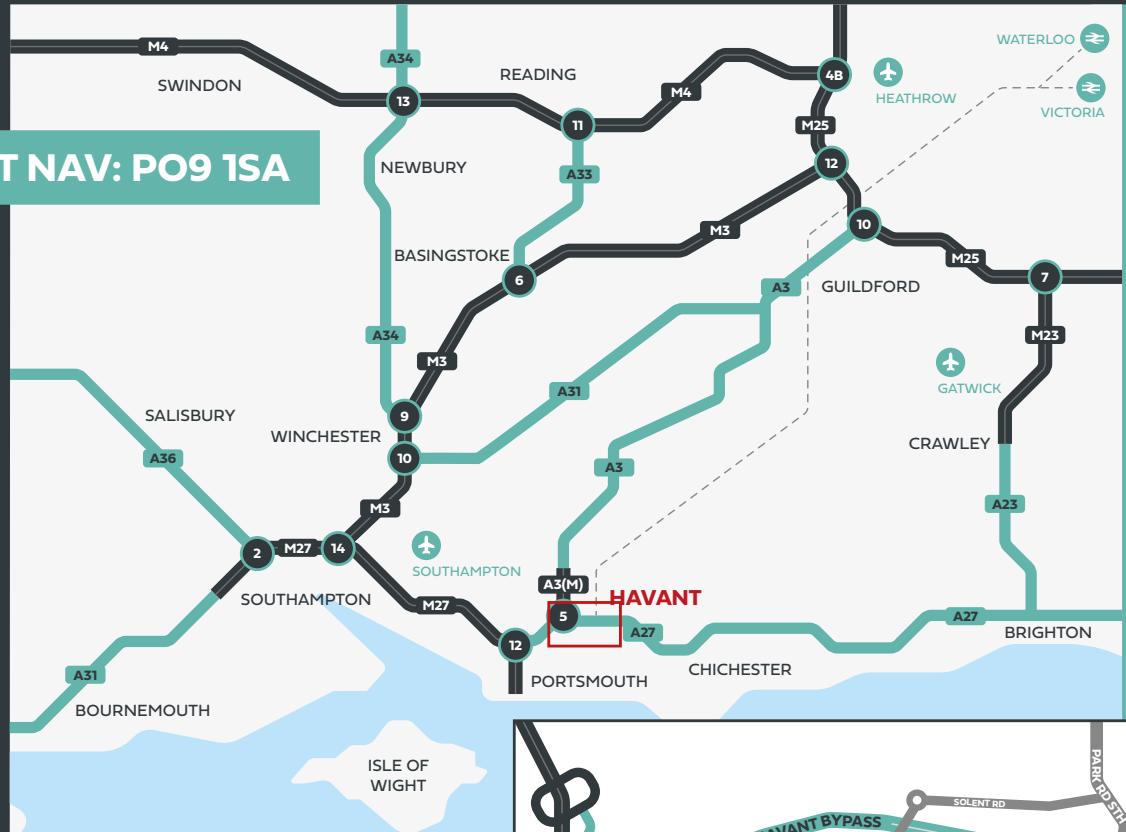
| From Southampton Central to: | |
|------------------------------|------------|
| Reading | 50 mins |
| London Waterloo | 1hr 23mins |
| London Victoria | 1hr 32mins |
| Bristol Temple Meads | 1hr 41mins |
| Birmingham New St | 2hr 23mins |



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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SAT NAV: PO9 1SA



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