

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

LP LANGSTONE PARK

HAVANT PO9 1SA

FLEXIBLE SPACE FROM

1,214 – 25,721 SQ FT

FLEXIBLE TERMS FROM 12 MONTHS

langstonepark.com



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

General park amenities

- 24/7 on site security and CCTV
- Manned reception
- Gym
- 1,850 parking spaces (1:275 sq ft)
- Shower and changing facilities
- Café/restaurant
- Meeting rooms
- Eco-food recycling
- Nursery
- Tesla and EV charging points
- Secure covered cycle storage
- Landscaped areas

LANGSTONE PARK

Working together to deliver an exciting vision for Langstone Park

xlb Property AIMCo

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.





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morson talent

www.morson.com

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Current availability

October 2026

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	402	G	3,104	11	£17.50	£11.26	£6.63	£35.02	
1000	403A	G	5,022	18	£17.50	£11.26	£6.63	£35.02	
1000	403B	G	4,773	17	£17.50	£11.26	£6.63	£35.02	
1000	502A	G	1,214	4	£17.50	£11.26	£6.63	£35.39	
4000	24/22 SE	G	2,258	11	£17.50	£10.47	£6.55	£34.52	
5000	Area 10	G	14,372	52	£16.50	£4.48	£6.25	£27.23	

Flexible terms available from 12 months

*Interested parties to make their own enquiries at www.voa.gov.uk

LANGSTONE PARK

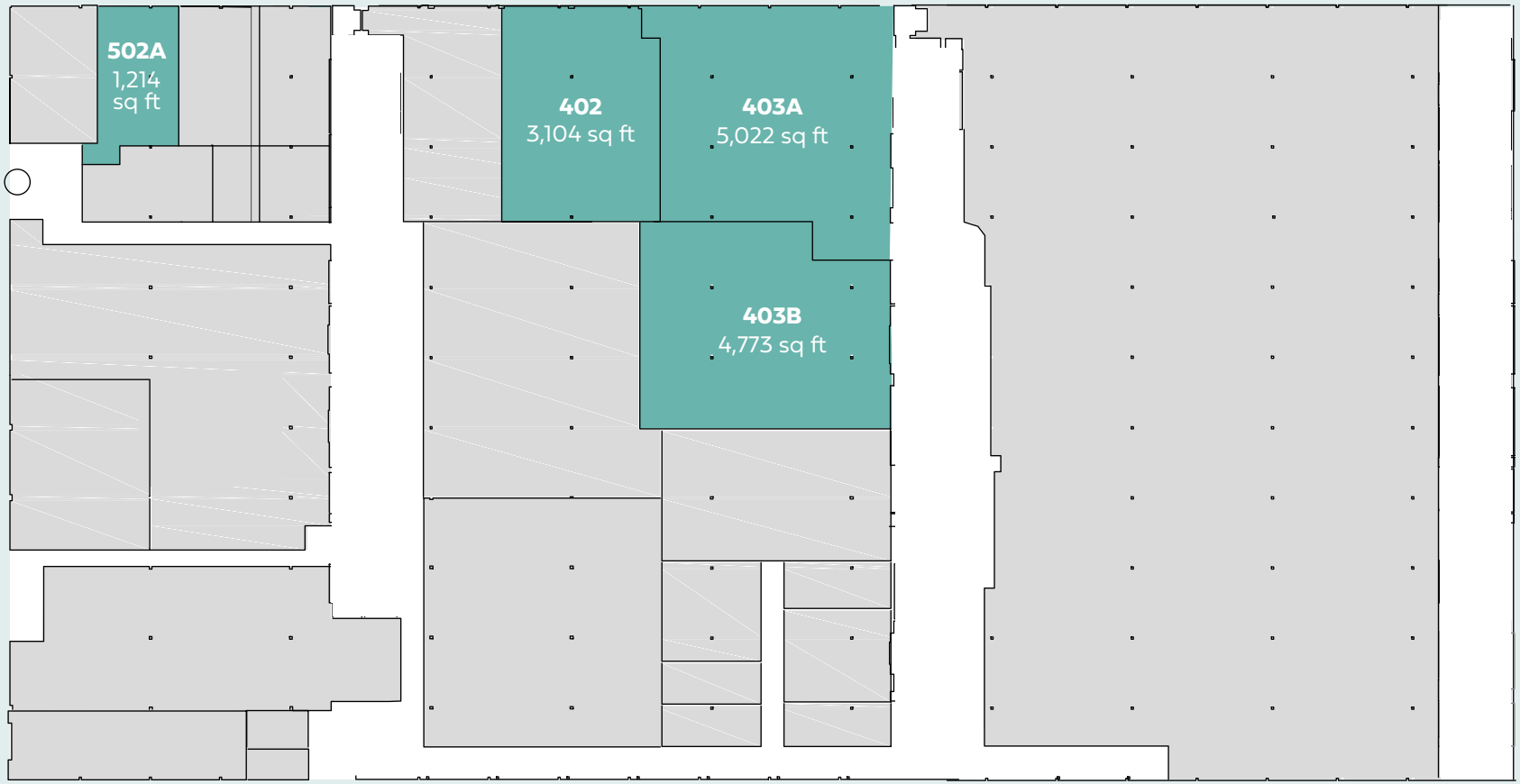




LANGSTONE PARK

BUILDING 1000

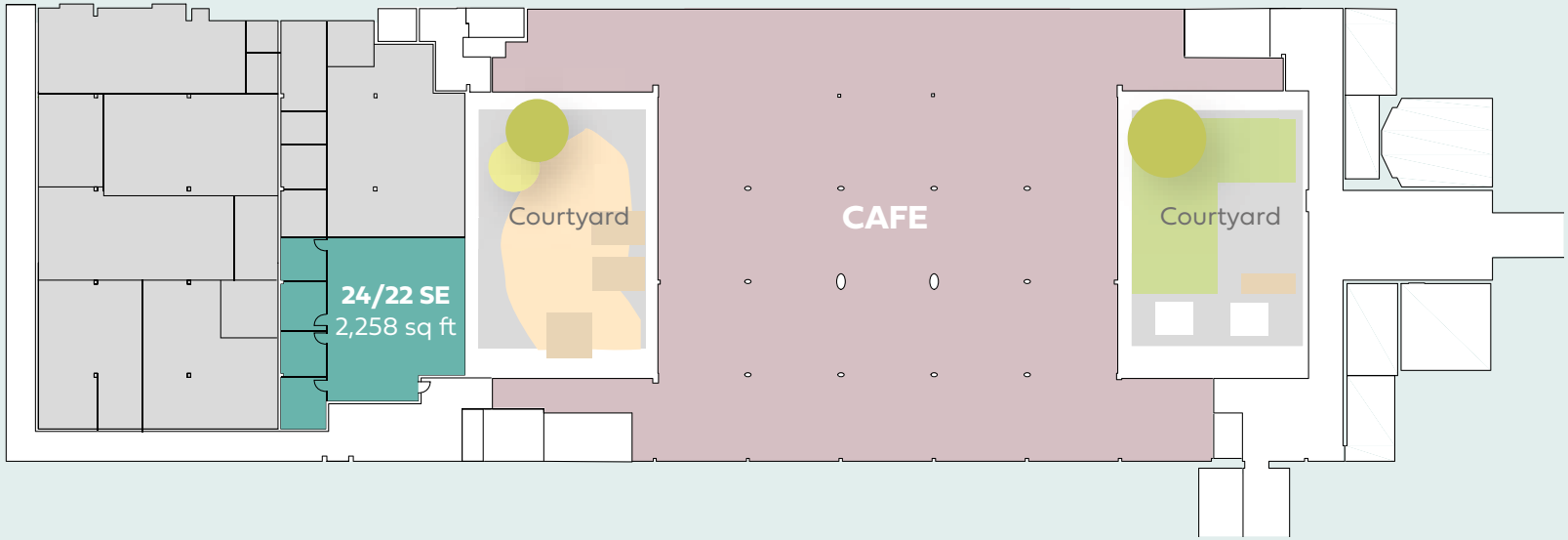
GROUND



LANGSTONE PARK

BUILDING 4000

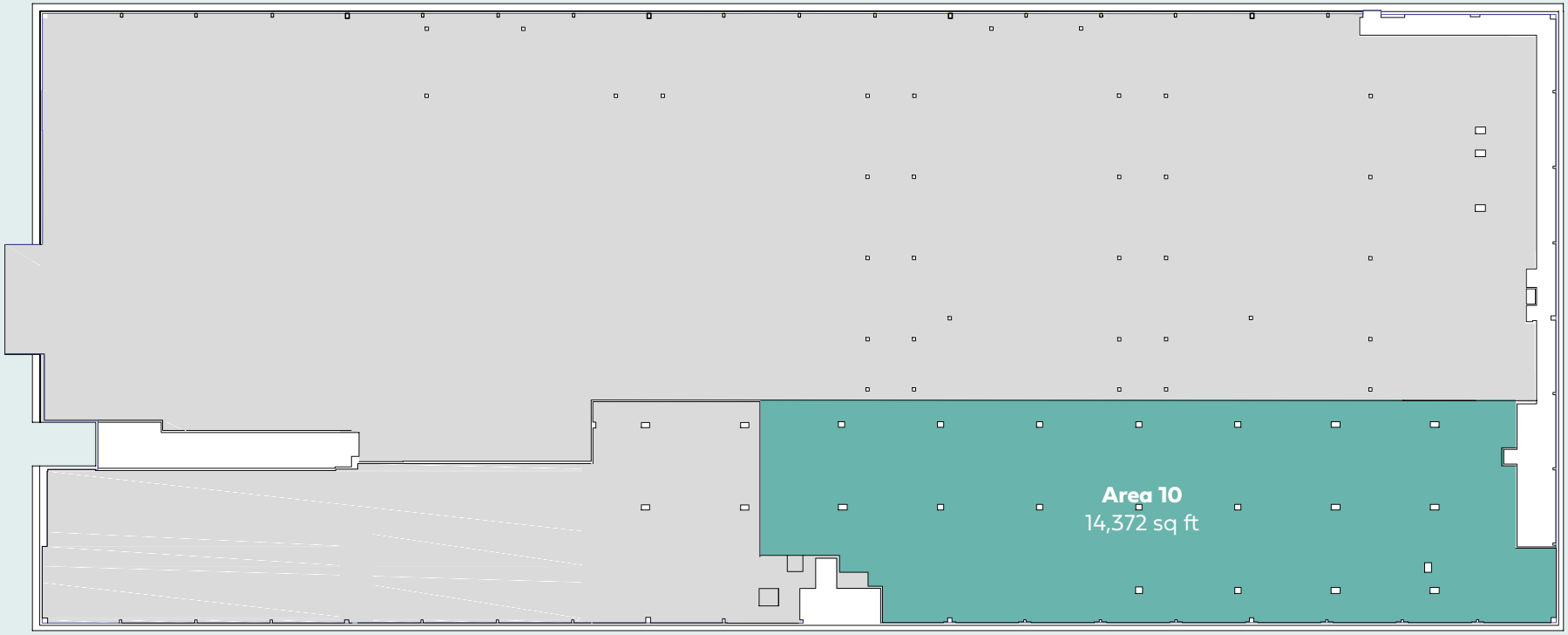
GROUND



LANGSTONE PARK

BUILDING 5000

GROUND



Location

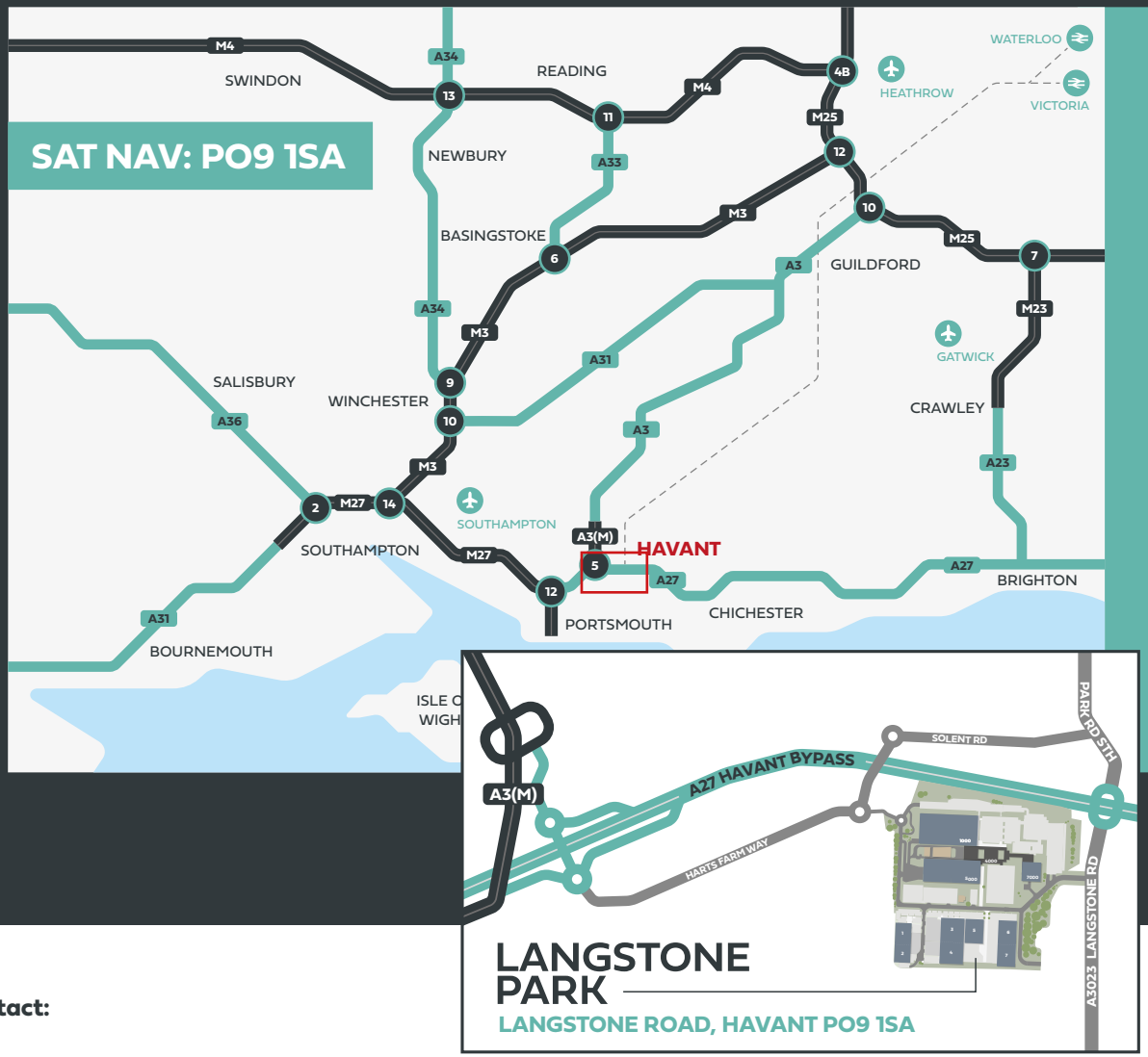
Strategically located at Havant's A27 Junction, the Park provides easy links to Portsmouth, Southampton, and London.

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:

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A development by: xlb