

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 (GEA)

(2,944.5–6,206.7 SQ M)

langstonepark.com



PHASE 2: AVAILABLE NOW

Specification

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

Site Plan



PHASE 1
FULLY LET

PHASE 3
COMING Q3 2027

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**	**50m**	**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



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
- Landscaped areas

Unit 6

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.





Unit 6



Unit 5



Unit 5


6
6
5


7


6


The Hub


5
6



Phase 3 Development Plot

Build-to-Suit opportunities available



Sustainability

Langstone Park is committed to the wellbeing of the people who work here, supported by exceptional environmental credentials including net zero carbon in operation, 100% renewable electricity, BREEAM 'Excellent' for Phase 2, targeting BREEAM 'Outstanding' for Phase 3, and EPC A+.

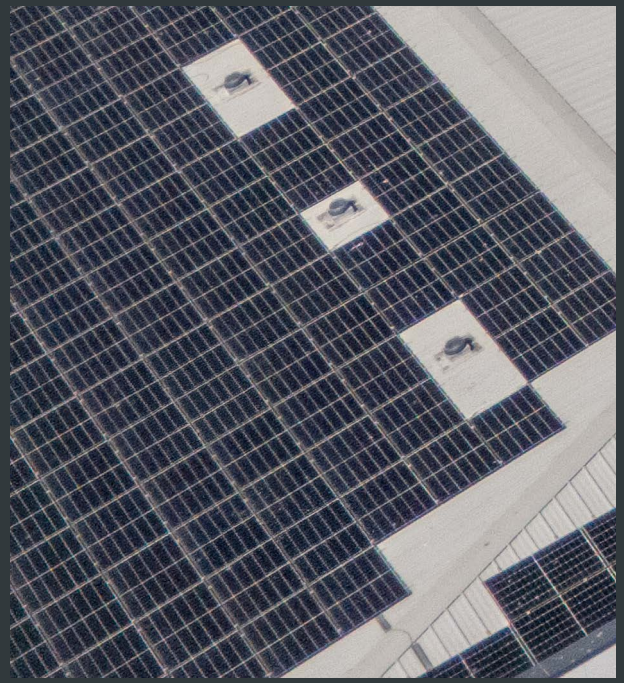
BREEAM
Phase 2: 'Excellent'
Phase 3: Targeting 'Outstanding'

EPC A+
Net Zero Carbon in operation

100% REGO backed renewable electricity

Green roofs

6/8 EV chargers per unit









Phase Three will offer units from 21,409–50,052 sq ft. Bespoke build-to-suit opportunities can also be delivered to accommodate specific occupier requirements.

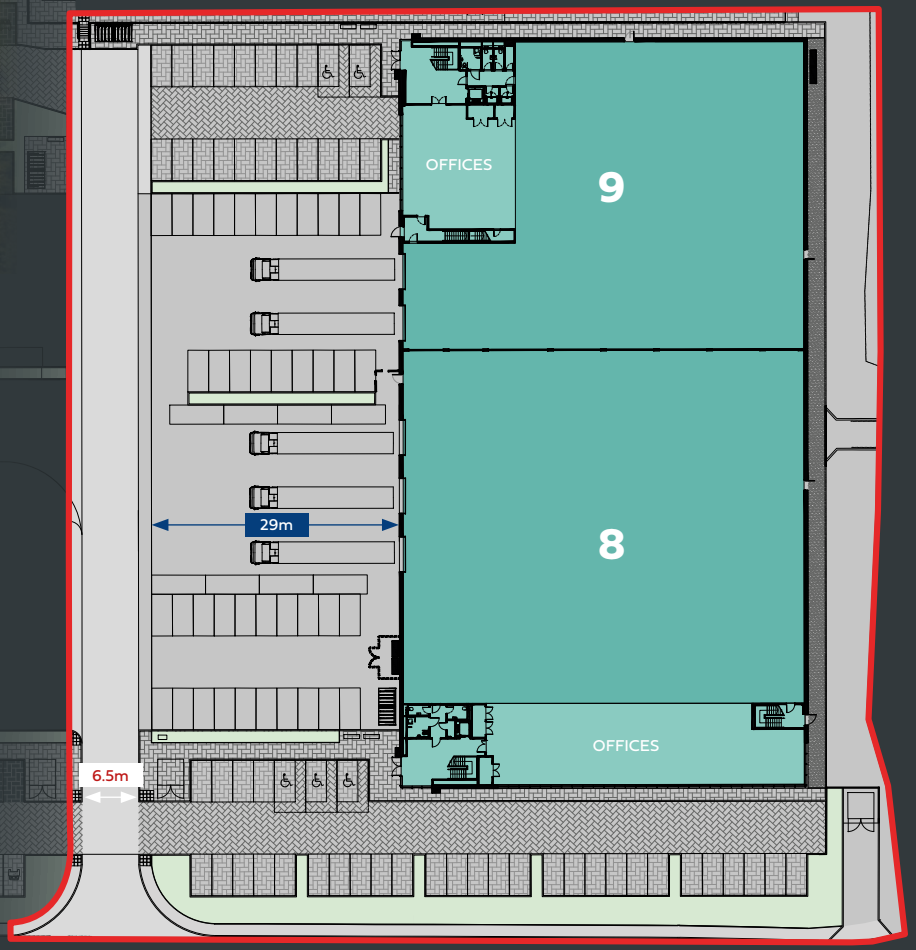
PHASE 3: COMING Q3 2027

- Targeting BREEAM 'Outstanding'
- EPC A+
- 100% REGO backed renewable electricity
- 3 phase power supply
- Mains gas supply
- 9.5m eaves height
- Solar PV on roofs
- EV charging points
- Additional power available

Car parking

Unit 8 – 59
Unit 9 – 40

Proposed site plan





PHASE 3: COMING Q3 2027





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.

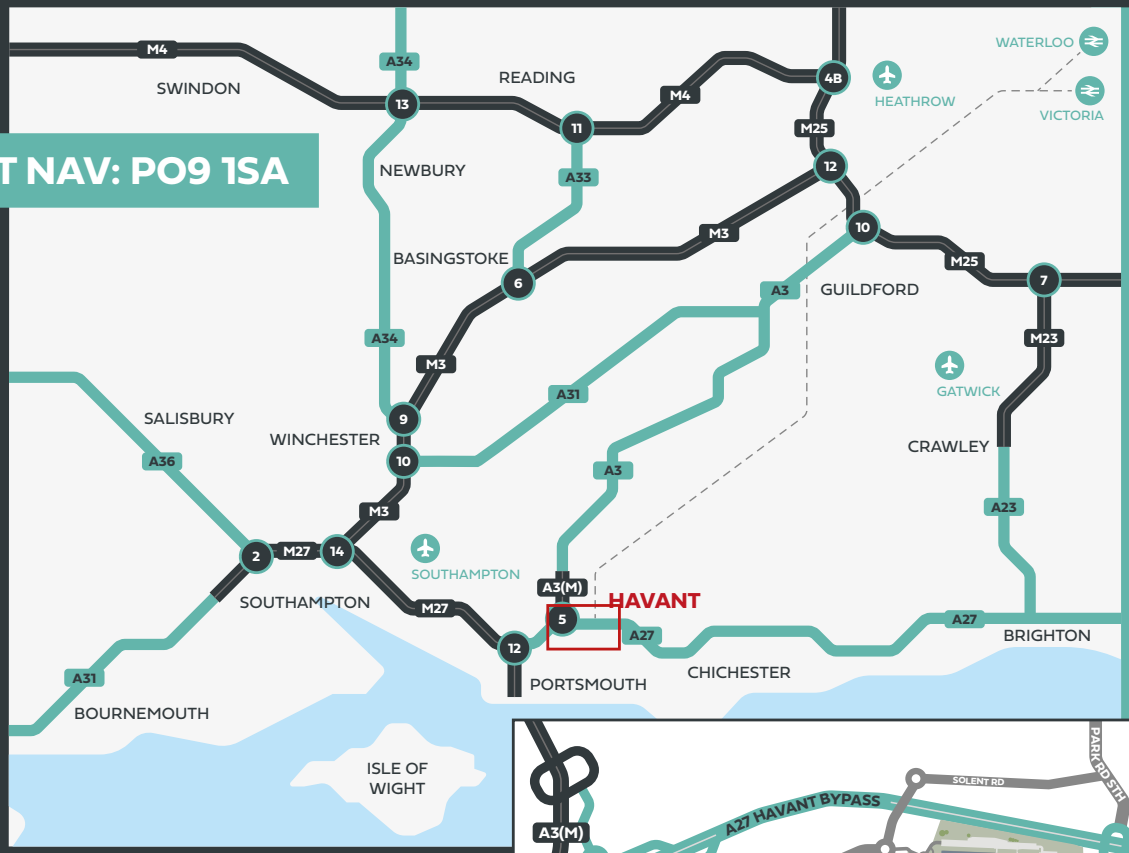
From Havant to:	
Portsmouth & Southsea	14 mins
Southampton Central	41 mins
Brighton	1hr 4mins
London Waterloo	1hr 21mins
London Victoria	1hr 51mins

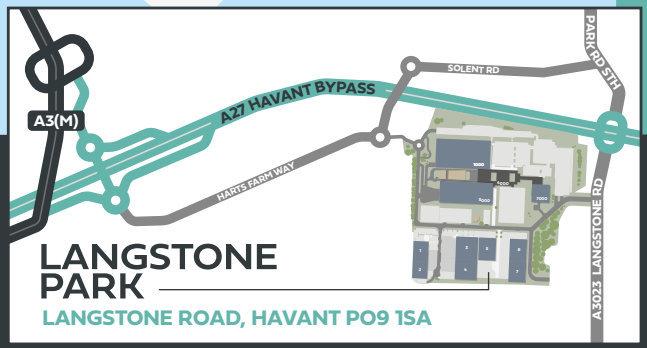
From Southampton Central to:	
Reading	50 mins
London Waterloo	1hr 23mins
London Victoria	1hr 32mins
Bristol Temple Meads	1hr 41mins
Birmingham New St	2hr 23mins

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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