To Let

Units 1-3, Velocity, Stanbridge Road, Havant, Hampshire, PO9 2NS
25,626 to 56,744 sq ft (2,380.73 to 5,271.69 sq m) GIA

- Available Q4 2018
- 10m clear internal height
- Large gated secure yards
- Grade A Specification
- Strong infrastructure links
Location
Located in one of the South Coast’s most established industrial locations, Velocity provides excellent communications to the A27, M27 and A3(M) corridors, and within walking distance of Havant town centre and railway station (direct to London Waterloo).

Velocity is an excellent opportunity for industrial and distribution occupiers to occupy a premium new build unit located within the main industrial area of Havant.

Velocity benefits from being in a strategic location, just 1 mile from Havant town centre and mainline railway station, providing direct trains to London Waterloo, Portsmouth, Brighton and Southampton. The A27 / M27 road network are approximately 1.5 miles distant from the site and the A3(M) is approximately 2 miles away, providing fast access to Portsmouth (9 miles) and Southampton (23 miles) to the west, and London (71 miles) to the north.

Major occupiers in the vicinity include Colt International, Pfizer, Kenwood Delonghi, Eaton Industrial Hydraulics, Formaplex and Dunham-Bush.

Specification
Premium Grade A new build units located within the main industrial area of Havant.

Terms
The accommodation is available by way of a new lease.

Viewings
Strictly by appointment by the joint sole agents, JLL and CBRE

VAT
Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Description
Accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>sq ft</th>
<th>sq m</th>
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</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>25,626</td>
<td>2,380.66</td>
</tr>
<tr>
<td>Unit 2</td>
<td>31,118</td>
<td>2,890.86</td>
</tr>
<tr>
<td>Unit 3</td>
<td>44,982</td>
<td>4,178.83</td>
</tr>
<tr>
<td>Unit 1&amp;2</td>
<td>56,744</td>
<td>5,271.52</td>
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</tbody>
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