



VELOCITY

HAVANT

**3 NEW GRADE A
INDUSTRIAL / WAREHOUSE UNITS**
25,626 - 101,726 SQ FT

AVAILABLE TO LET Q4 2018

STANBRIDGE ROAD, HAVANT, HAMPSHIRE PO9 2NS



A development by:



VELOCITYHAVANT.COM



FASTER > FORWARD

A new high specification industrial / distribution development providing flexible unit sizes from 25,626 to 101,726 sq ft, located in one of the South Coast's most established industrial locations.

Providing excellent communications to the A27, M27 and A3(M) corridors, and within walking distance of Havant town centre and railway station, Velocity provides an excellent opportunity for new premium space.



LOCATION

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 is within approximately 1.5 miles and the A3(M) is approximately 2 miles, providing fast access to Portsmouth (8 miles) and Southampton (26 miles) to the west, and London (69 miles) to the north.

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



RAPID > DELIVERY

Available for occupation Q4 2018, the units offer a flexible range of accommodation from 25,626 - 101,726 sq ft on a site extending to approximately 5 acres.

KEY BENEFITS

- Flexible range of units; 25,626, 31,118 and 44,982 sq ft
- Units 1 and 2 can be combined to provide approximately 56,744 sq ft
- Planning consent for industrial / warehouse uses
- 24/7 use
- Modern fitted offices
- Target EPC rating of A
- Target BREEAM "Excellent" rating

LABOUR SUPPLY - POPULATION OF WORKING AGE

10 minute car drive time of Velocity = 41,175
 20 minute car drive time of Velocity = 223,278
 30 minute car drive time of Velocity = 427,415

Source: CACI Limited

ACCOMMODATION

UNIT 1

WAREHOUSE	22,462 sq ft	2,086 sq m
OFFICES	3,164 sq ft	294 sq m
TOTAL	25,626 sq ft	2,380 sq m

Clear Internal Height	10M	Level Access Loading Doors	03
Secure Gated Yard	34.6M	Car Parking	32

UNIT 2

WAREHOUSE	28,868 sq ft	2,682 sq m
OFFICES	2,250 sq ft	209 sq m
TOTAL	31,118 sq ft	2,891 sq m

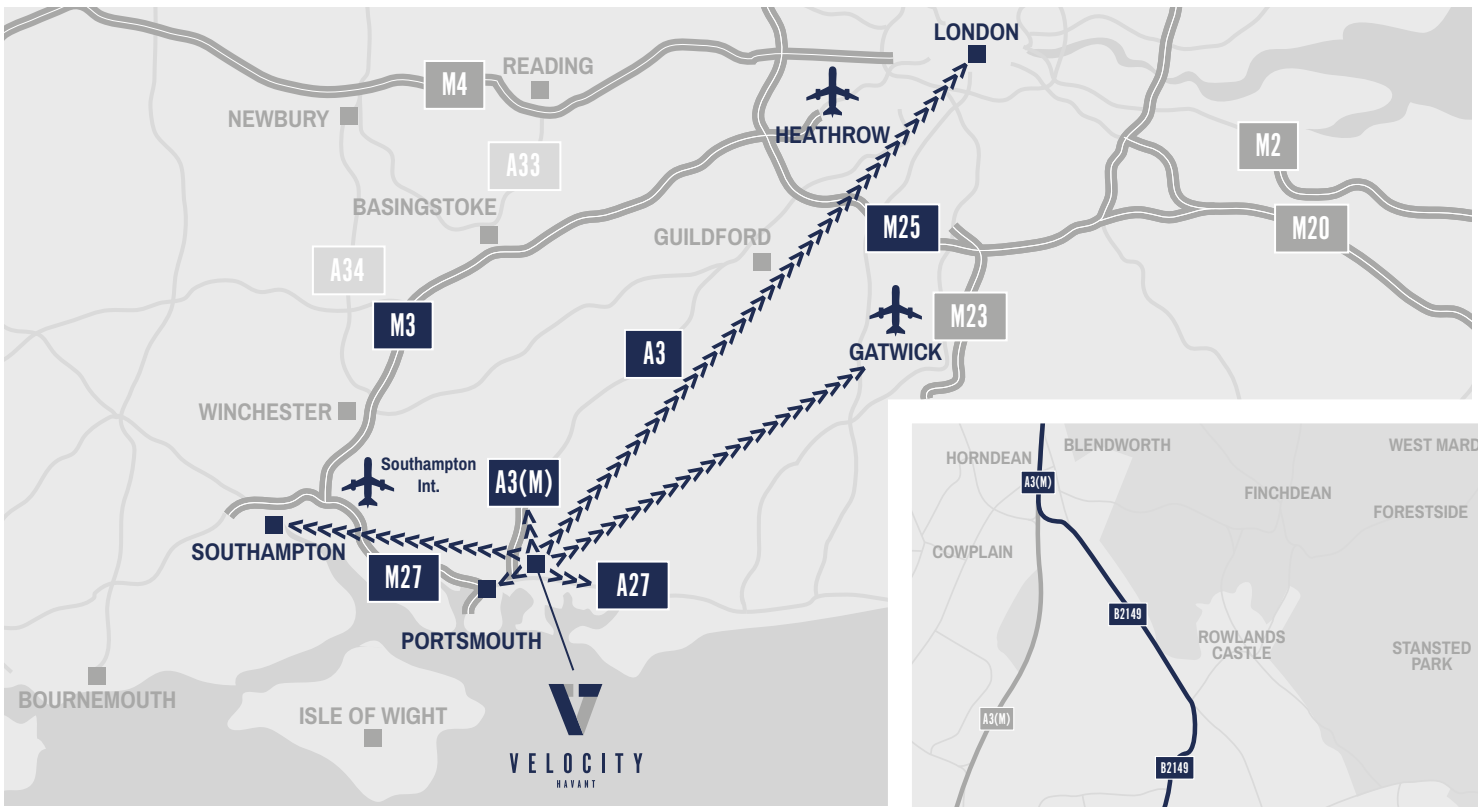
Clear Internal Height	10M	Level Access Loading Doors	03
Secure Gated Yard	34.6M	Car Parking	28

UNIT 3

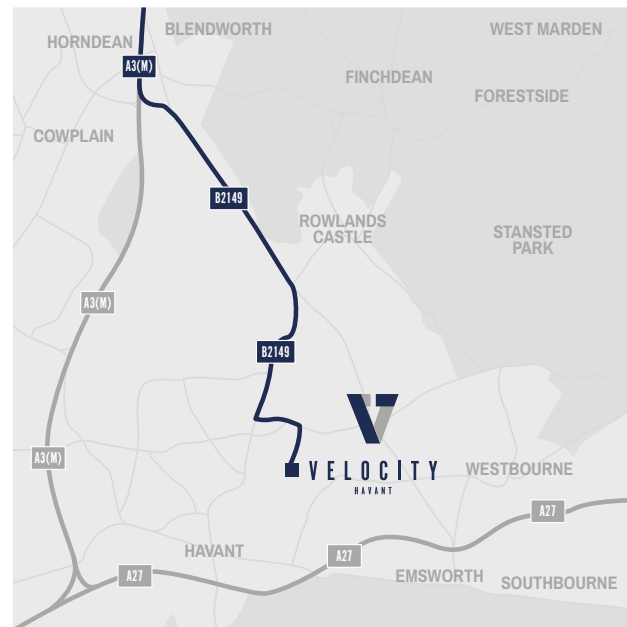
WAREHOUSE	40,892 sq ft	3,799 sq m
OFFICES	4,090 sq ft	380 sq m
TOTAL	44,982 sq ft	4,179 sq m

Clear Internal Height	10M	Level Access Loading Doors	04
Secure Gated Yard	46M	Car Parking	48

(approximate GIA)



Sat Nav: Stanbridge Road, PO9 2NS



DISTRIBUTION > SOLUTION

Ideal regional / urban distribution location with easy access to the A27, M27 and A3(M), providing excellent links to Southampton, Portsmouth and Chichester.

Havant Town Centre	1 mile	Havant Mainline Railway Station	1 mile
A27 (M27)	1.5 miles	⇄ Portsmouth	12 mins
A3(M)	2 miles	⇄ Southampton	43 mins
Portsmouth	8 miles	⇄ Brighton	58 mins
Southampton	26 miles	⇄ London Waterloo	1 hr 20 mins
M25	46 miles		
Gatwick Airport	56 miles		
Heathrow Airport	59 miles		
London	69 miles		

For further information please contact the joint agents:



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The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. May 2018.

THE TERMS

Available leasehold. Please contact the joint sole agents for further details.

THE DEVELOPER

LaSalle Investment Management and Taurus Developments are two established and experienced commercial property investment and development companies who have joined forces for the Velocity development. With proven track records in the procurement of industrial / warehouse schemes over many years, together with a team of professional consultants with whom they have worked on numerous projects, LaSalle and Taurus have the skill, expertise and funding to deliver the development of Velocity.

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