

INDUSTRIAL /
TRADE COUNTER
TO LET

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



3,490 Sq Ft (324.22 Sq M)

HAVANT / HAMPSHIRE

60-62 Bedhampton Road PO9 3EY

- Rare Opportunity
- Roadside Prominence
- Good Accessibility and Communications
- Suitable for a Variety of Industrial / Trade Users
- Flexible Workshop



VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

023 9200 5999

info@traynorryan.co.uk

LOCATION

Havant Town Centre: 1 mile

A3(M) Motorway: 2 miles

A27 Motorway: 1.3 miles

Bedhampton Mainline Train Station: 0.2 miles

DESCRIPTION

Detached workshop of steel portal frame construction with 3 phase power. The attached building provides customer service, retail, and administrative accommodation. The property would be suitable for vehicle repair services or other industrial uses.

FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice, 6th edition.

	<i>Sq Ft</i>	<i>Sq M</i>
Warehouse	2,726	253.23
Reception	416	38.61
Office	92	8.58
TOTAL GIA	3,490	324.22

RENT

On application.

OUTGOINGS

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges chargeable by way of service charge.

LEASE

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.



BUSINESS RATES

Rateable Value £19,000.

COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

WARREN TRAYNOR & OSCAR TRAYNOR

023 9200 5999

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