

Kenwood Industrial Park

Unit 9, New Lane,
Havant PO9 2NT

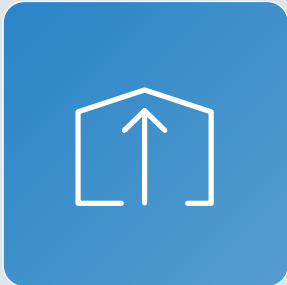
Warehouse
Available to let | 41,542 sq ft



Refurbished

Unit 9 Kenwood Industrial Estate

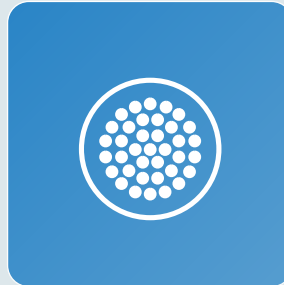
41,542 sq ft



Minimum height:
6.47m



50m max yard depth



LED lighting to
warehouse



50 parking spaces



EPC A

Kenwood Industrial Estate in Havant offers a prime business location with excellent transport links and a thriving commercial community. Situated just minutes from the A27 and M27, the estate provides easy access to Portsmouth, Chichester, and the wider South Coast. It's an ideal base for logistics, manufacturing, and distribution companies looking to grow.

The development provides a range of self contained industrial or warehouse units, with dedicated services including 3 phase electricity.

The property has been extensively refurbished and benefits from 3 electric loading doors, full LED lighting throughout and a generous yard depth of 50m.

Site plan & accommodation



Unit	Property Type	Area (Sq Ft)	Area (Sq Ft)
------	---------------	--------------	--------------

Unit 9	Warehouse	41,542	3,859.35
--------	-----------	--------	----------

Total		41,542	3,859.35
--------------	--	---------------	-----------------

Car parking

Generous yard with around 50 parking spaces and 10 HGV spaces, the option to add office space, and a maximum yard depth of 50 m.







Location



The property is conveniently situated just 1 mile from Havant Town Centre. The A27 and A3(M) are approximately 1.5 miles distance from Kenwood Business Park ensuring easy access routes.

Thus the major South Coast M27/A27/A3 motorway network and A3(M) Portsmouth to London/Guildford trunk roads are very accessible.

By Rail

Havant Railway Station- 0.5 miles

By Road

The A27 and A3(M) are approximately 1.5 miles

By Air

Southampton Airport- 23.6 miles

Gatwick Airport- 55 miles

Heathrow Airport-64 miles

Kenwood Industrial Park

Unit 9, New Lane, Havant, P09 2NT
Available to let | 41,542 sq ft

[Book a viewing](#)

Mileway

Dan Roberts
southeast@mileway.com
0203 991 3516

**Lambert
Smith
Hampton**

Elise Evans
eevans@lsh.co.uk
07703 393120

Kenan Rowles
krowles@lsh.co.uk
07709 502222



Andy Hellier
ah@hlp.co.uk
07930 661782

Matthew Poplett
matt@hlp.co.uk
07971 824525

Further information:

EPC
EPC Rating A.

VAT
All prices, premiums and rents etc.
are quoted exclusive of VAT at the
prevailing rate.

Terms
A new lease will be granted on terms
to be agreed.

Legal Costs
Each party to be responsible for
their own legal costs incurred in any
transaction.

Rent
Rent on application.

Rateable Value
Rateable Value: £211,000
Source: VOA

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.