



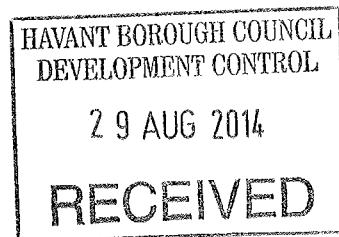
Dear Tony,

Unit 3 Dunsbury Business Centre was advertised to the market from 7th May 2013 until your sale completion on 14th May 2014 on www.investinportsmouth.co.uk and www.propertylink.estatesgazette.com. The advertisement that was on these websites has also been sent to you in a separate attachment. The property advertisement was also emailed to our clients who may have been interested.

The photo in the advertisement has a Garner Wood marketing board in the window and was taken 3rd May 2013.

The property had several viewings but no second viewings nor any other offers. The reasons for the property not being appropriate varied.

Kind regards



Miss Sau-Wan Lai MSc MRICS | Surveyor | Garner Wood Ltd | Regulated by RICS

sau-wan.lai@garnerwood.co.uk | 023 9262 9000/11 | Atlantic House 114 Kingston Crescent
Portsmouth PO2 8AL

DUNSBURY BUSINESS PARK

DUNSBURY WAY, HAVANT

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL

29 AUG 2014

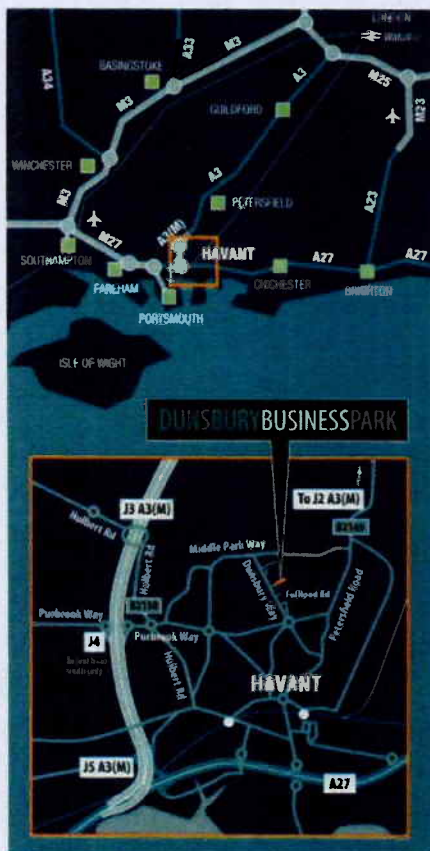
RECEIVED



LOCATION

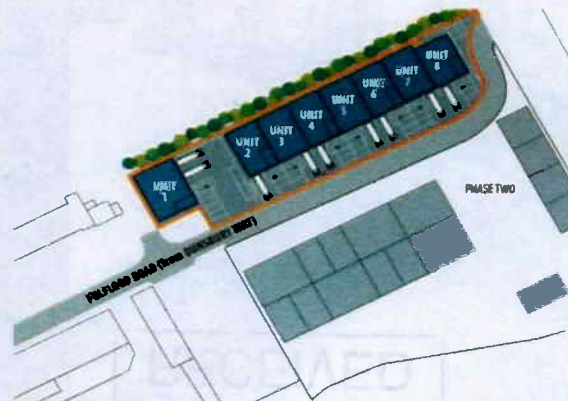
Dunsbury Business Park is situated on Dunsbury Way / Fulflood Road, PO9 5AX a short distance from Leigh Park shopping centre and approximately 1.5 miles north of Havant Town Centre and main line railway station.

Havant is a well established industrial location and Dunsbury Business Park is approximately 2 miles east of Junctions 3 and 4 of the A3 (M), where B & Q and ASDA are located, and approximately 4 miles south of Junction 2.



SPECIFICATION

- Steel portal frame with metal profile cladding
- Pitched metal roofs
- 6.5 to underside of haunch
- Mezzanines level.
- Floor loading 30 Kn/m²
- Electronically operated loading doors 3m high x 2.5m wide
- Double glazed windows
- 3 phase electricity (40Kva per unit)
- All mains services available
- Designated car parking



ACCOMMODATION

Unit 3

Ground Floor	161 sq m	1732 sq ft
Total GIA	161 sq m	1732 sq ft
Rateable Value:	VOA 04/2012:	£11,000

PLANNING

The property currently benefits from Class B1/B2 use.

GARNER WOOD

Tel: 023 9262 9000

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed and subject to periodic rent reviews at a commencing rental of £11,000 pax. VAT is payable.

ALTERNATIVELY

The freehold interest is available, at the asking price of £150,000.



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations.

LEGAL COSTS

The new tenant may be required to contribute to the cost of forming the new lease.

VIEWING

All arrangements must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

GW4401 130408 Dunsbury