



**Langstone Gate, Solent Road, Havant, PO9 1TR**  
Modern Serviced Office / Desk Space

### Summary

|                |               |
|----------------|---------------|
| Tenure         | To Let        |
| Available Size | 6 to 58 Desks |
| Business Rates | Upon Enquiry  |
| EPC Rating     | D (93)        |

### Key Points

- Flexible lease terms available
- Convenient access to A27/M27 south coast corridor
- Parking
- All Inclusive Rents
- Desks or Suites available



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## Description

Langstone Gate provides a range of office suites. Surrounded by mature landscaping and green spaces, our light-filled centre offers a variety of office sizes, from two to 100 desks. Perfect for local satellite offices or a permanent headquarters. Clients can make use of exclusive and carefully designed break-out areas that encourage creativity and collaboration, optimising how they work by utilising bench spaces, work pods, sofa areas, and desk pods. Access to stunning meeting rooms also sparks innovation and inspiration in a thriving business community.

## Location

This centre is located in the heart of Havant, placing tenants and their teams in a well-connected and easily accessible location. The centre is only a 12-minute drive to the city centre of Portsmouth, Havant town centre in a matter of minutes on foot, and there is also a Tesco Extra less than 400 feet from the centre's entrance. In terms of transport, the centre is just a 15-minute walk from Havant train station, which offers direct access to London Waterloo. Havant is located on the A27/M27/A3(M) which forms part of the extensive M27 / Solent corridor, allowing easy access to Portsmouth, Southampton and London.

## Accommodation

The accommodation comprises of the following

| Name          | Building Type   | Size     | Monthly Rent | Availability |
|---------------|-----------------|----------|--------------|--------------|
| Suite - BF-02 | Serviced Office | 10 Desks | £1,700       | Available    |
| Suite - AT-01 | Serviced Office | 42 Desks | £7,140       | Available    |
| Suite - CS-01 | Serviced Office | 6 Desks  | £930         | Available    |

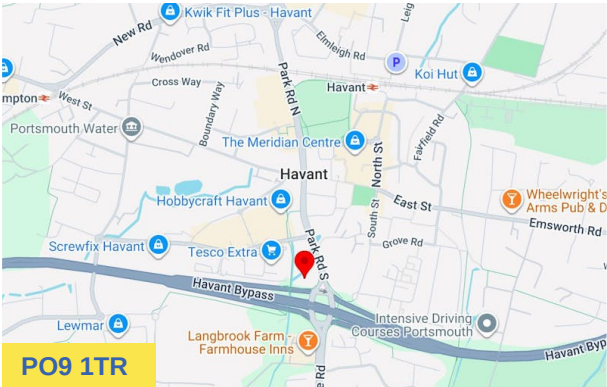
## Viewings

Available via referral

## Terms

Flexible rolling agreements available.

All inclusive Rent on application.



## Viewing & Further Information

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