



WELL PRESENTED INDUSTRIAL UNIT



Unit B1 Heritage Business Park, Heritage Way, Gosport, PO12 4BG

Well Located Industrial Unit with Secure Shared Yard

Summary

Tenure	To Let
Available Size	1,807 sq ft / 167.88 sq m
Rent	£16,500 per annum
Business Rates	To be Reassessed
EPC Rating	C (63)

Key Points

- Modern End of Terrace Unit
- Electric Roller Shutter Loading
- Door 3.4m high
- Three Phase Power
- First Floor Storage Area
- Refurbished Office / Reception
- Secure Site

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Description

The development comprises of approximately 37 industrial units constructed in 2005. The subject premises is an end of terrace unit of steel portal frame construction with low level brick work elevations with cladding over.

The unit presents well and benefits from having a small reception/office area, disabled w.c., kitchen, first floor storage area and a shared secure rear yard.

Location

Heritage Business Park is located immediately to the north of Fort Brockhurst Industrial Estate, fronting the Priddy's Hard Relief Road (Heritage Way). The subject premises is located just off the main A32, Fareham Road, and a few hundred yards away from the main Fareham Road junction and behind the recently completed Brockhurst Gate Retail Park currently occupied by M&S Food, Lidl, Home Bargains, The Food Warehouse, Jolley's Pet Superstore, Costa Coffee and McDonalds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,486	138.05	Available
1st - Store	321	29.82	Available
Total	1,807	167.87	

Specification

- * Three Phase Power
- * LED & Cat II Lighting
- * 2 Parking Spaces
- * Electric Roller Shutter Loading Door 3.82m w 3.4m h
- * 1 Disabled Low Level W.C. and Wash Hand Basin
- * Full Kitchen (no cooker)
- * Roof Lighting
- * Aluminium Double Glazed Windows
- * Strip Lighting in Warehouse
- * Free Broadband 200mb per second up and down

Terms

Available on a new full repairing insuring lease for a term to be agreed at the rent of £16,500 per annum plus VAT.

Business Rates

Rateable Value - Rates to be reassessed by the Local Authority.

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

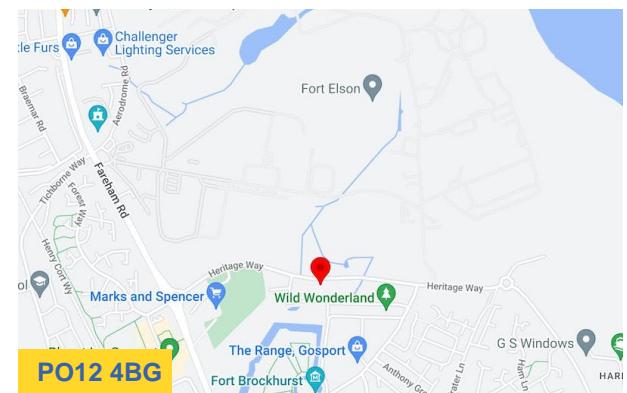
Other Costs

We understand there is a service charge for the Estate however this is not currently charged on to any tenant.

Buildings Insurance is payable - further details upon request.

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - The building is subject to VAT at the prevailing rate.



Viewing & Further Information

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