



32-38 Stoke Road, Gosport, PO12 1JG

Prominent Building Which Would Suit Variety of Uses

Summary

Tenure	To Let / For Sale
Available Size	3,871 sq ft / 359.63 sq m
Rent	£40,000 per annum
Rates Payable	£13,184 per annum
Rateable Value	£25,750
EPC Rating	EPC exempt - EPC has been commissioned, will be available in

Key Points

- Significant Building for Occupation or Development
- Rear Parking Area
- Well Located Offices
- Prominent Roadside Location

Description

The subject building is the former Donnelly & Elliott Solicitors offices comprising of ground and first floor offices. The building is configured in a cellular format with a range of various different sized offices that can be combined and opened up where appropriate. The building has a reception area and is ready for occupation, alternatively the building would lend itself to development subject to the relevant planning required.

The building benefits from a combination of strip & spot lighting, electric heating, carpeting throughout, kitchen area and 2 separate w.c.'s.

To the rear of the building is a small area for loading / unloading and parking.

Location

The subject building is located on the corner of Stoke Road and Oak Street and within the local shopping district of Stoke Road anchored by Waitrose & Partners Supermarket situated a short distance to the west. Stoke Road is accessed via the B333 Privett Road and Military Road, which leads north towards the Fareham Road leading to Fareham and the M27 motorway network. Gosport town centre is a short distance to the east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,936	179.86	Available
1st - Office	1,935	179.77	Available
Total	3,871	359.63	

Specification

Cellular Office Layout

Reception Area

Store Room

Separate w.c.'s

Kitchen Area

Strip & Spot Lighting

Parking

Terms

Available by way of a new full repairing & insuring lease for a term to be agreed alternatively the freehold of the property is available. Further details upon request.

Business Rates

Rateable Value £25,750

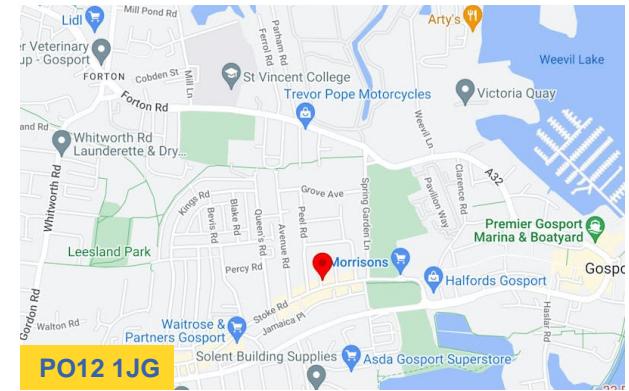
You are advised to make your own enquiries to the local authority before making a commitment to lease.

Other Costs

Buildings Insurance - payable by the in-going tenant

Legal Costs - Each party to bear their own legal costs incurred in the transaction.

VAT - Unless otherwise stated all rents and prices are exclusive of VAT.



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at www.hi-m.co.uk

023 9237 7800

hi-m.co.uk

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 29/02/2024

