



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Development, Office, Residential  
**TO LET / FOR SALE**



## 32-38 Stoke Road, Gosport, PO12 1JG

Prominent Building Which Would Suit Variety of Uses

### Summary

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

### Key Points

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



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## 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
<b>Total</b>	<b>3,871</b>	<b>359.63</b>	

## 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.

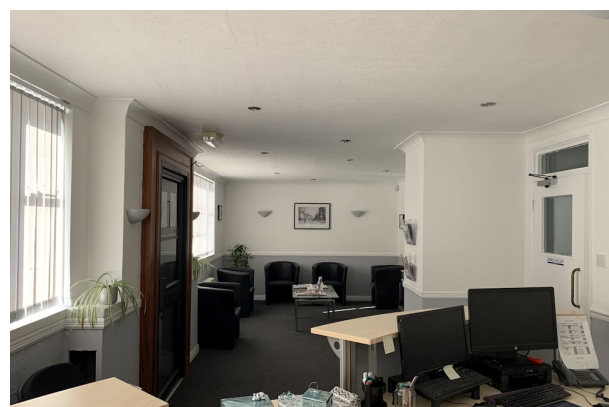
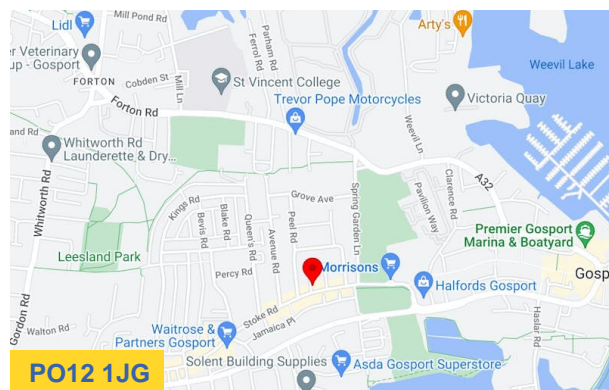
## Business Rates

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**

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