



Hoeford Business Centre, Hoeford Point, Barwell Ln, Gosport, PO13 0AU

Office/ Lab Accomodation

Summary

Tenure	To Let
Available Size	956 to 3,587 sq ft / 88.82 to 333.24 sq m
Rent	£6.50 - £13 per sq ft
Service Charge	Further Details on Request.
Business Rates	Further Details on Request.
EPC Rating	Property graded as B-D (45-92)

Key Points

- Office/ Lab Accomodation
- Range of Uses Considered
- Gated Estate
- On site Parking

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Description

We are instructed to market a range of office and lab accommodation. The space is situated within a gated compound with access to car parking. The office and lab space benefits from access to toilet and kitchenette facilities. In our view the space would lend itself to a range of uses (subject to planning).

Location

The offices and lab accommodation are located within Gosport a historic down situated south of Fareham and forming part of the south coast conurbation between the commercial hubs and ports of Southampton and Portsmouth. The units are situated within the northern part of Gosport with Fareham town centre approximately 2 miles away by car. The site benefits from good transport links with Fareham Train Station (with direct trains to London Waterloo) and junction 11 of the M27 within easy reach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Engineering Offices	1,478	137.31	Available
1st - Main Building (1st Floor Lab)	956	88.82	Available
2nd - Main Building (2nd Floor Lab)	1,153	107.12	Available
Total	3,587	333.25	

Terms

The suites are available to let on terms to be agreed. Rent from £6.50 psf, further details upon request.

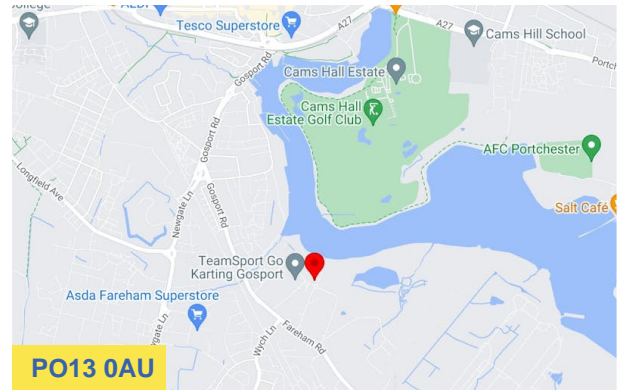
Business Rates

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

Other Costs

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

VAT - unless otherwise stated all costs and rents are exclusive of VAT



Viewing & Further Information

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