



## Transit Shed, Building 406, Heritage Way, Gosport, PO12 4WF

Self Contained Workshop With Yard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	9,312 to 11,182 sq ft / 865.11 to 1,038.84 sq m
<b>Rent</b>	£78,000 per annum
<b>Business Rates</b>	To be assessed
<b>EPC Rating</b>	B (47)

### Key Points

- Historic Location
- Two Electric Loading Doors
- Self Contained Yard
- Office Content
- Parking

## Description

Building 406 is a detached industrial workshop incorporating an office content with an area above for light storage. The unit has two loading doors, yard area and parking.

## Location

The subject building is situated within the historic Priddy's Hard and found at the end of Heritage Way, next to the Millennium Footbridge leading to Royal Clarence Marina in Gosport. The site has spectacular views across Portsmouth Harbour and has access to the M27 motorway network via Heritage Way and the A27.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	9,312	865.11	Available
Mezzanine - Store	1,870	173.73	Available
<b>Total</b>	<b>11,182</b>	<b>1,038.84</b>	

## Specification

2 x Electric Loading doors (3.22 m (w) x 3.91m (h))

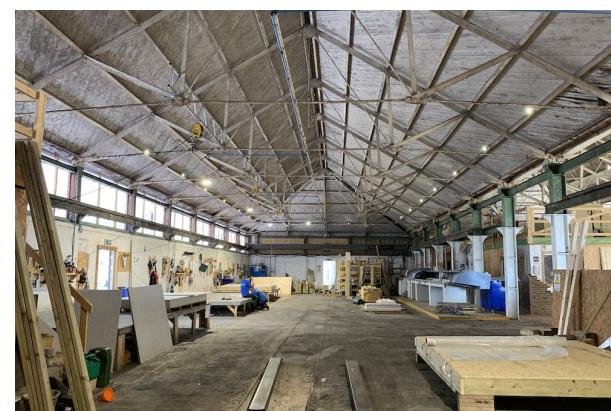
Eave Height 4.52 (Central Section 2.85m)

Offices (Spot Lights, Carpet & Electric Heating)

2 x Separate WCs

LED Lighting within Workshop

Parking



## Terms

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £78,000 per annum

## Business Rates

To be reassessed

## Other Costs

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

VAT - Unless otherwise stated all costs & prices are exclusive of VAT.

A service charge may be payable to cover costs such as maintenance and repair of common parts landscaping and management fees. Additionally building insurance is also payable.



## Viewing & Further Information

### Tom Holloway

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