



## Unit 21 Wingate Road, Gosport, PO12 4DR

Rare Self Contained Industrial Unit with Secure Yard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	18,463 to 21,259 sq ft / 1,715.27 to 1,975.03 sq m
<b>Rent</b>	£160,000.00 per annum
<b>Rates Payable</b>	£46,848 per annum
<b>Rateable Value</b>	£91,500
<b>EPC Rating</b>	D (83)

### Key Points

- Situated just off Heritage Way
- Minimum Eaves Height 6.18m
- Loading Door 2 - 5m w x 3.54m h
- New Insulated Roof & Wall Cladding with Incorporated
- Secure Yard, Ample Parking & Loading Areas
- Loading Door 1 - 8.45m w x 6m h
- Ground & First Floor Offices



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## Description

The property comprises a detached industrial unit with two storey office content at the front and a steel portal frame warehouse / industrial unit behind. The unit benefits from a largely open plan industrial workshop area with a clear span production space with two loading doors.

## Location

The property is situated within the Fort Brockhurst Industrial Estate, and is located north west of Gosport Town Centre and approximately 4 miles south of Fareham Town Centre, just off the main A32 Gosport to Fareham Road. The site is enhanced with the new Brockhurst Gate Development incorporating M&S Food Store, McDonalds, Lidl, Home Bargains and Costa Coffee. The unit is well situated just off Wingate Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main Warehouse	15,054	1,398.56	Available
Mezzanine - Large	2,277	211.54	Available
Mezzanine - Small	519	48.22	Available
Ground - Office	1,695	157.47	Available
1st - Office	1,713	159.14	Available
<b>Total</b>	<b>21,258</b>	<b>1,974.93</b>	

## Specification

- \* Eaves Height 6.18m
- \* Loading Door 1 - 8.45m w x 6m h / Loading Door 2 - 5m w x 3.5m h
- \* Secure Yard with Parking & Loading Area
- \* 3 Phase Power
- \* Concrete Floor
- \* LED Category II Lighting throughout
- \* New Insulated Roof & Cladding
- \* Ladies & Gents Toilets
- \* Air Lines throughout
- \* Kitchen area / Canteen
- \* Central heating to office area

## Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £160,000 per annum plus VAT.

## Business Rates

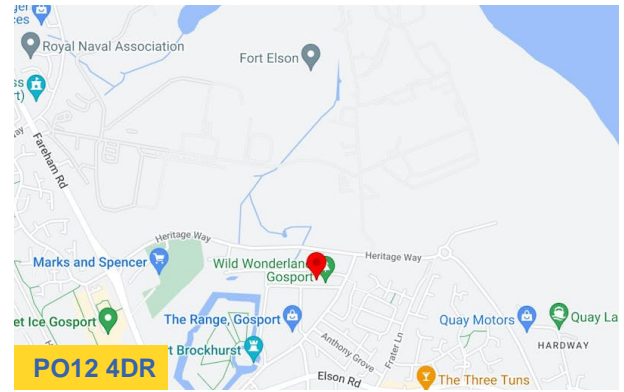
Rateable Value £91,500 - You are advised to make your own enquiries in this regard with the local authority before making a commitment.

## Other Costs

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

Building Insurance will be payable.

VAT - VAT is applicable



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

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