



Unit 21 Wingate Road, Gosport, PO12 4DR

Rare Self Contained Industrial Unit with Secure Yard

Summary

| | |
|-----------------------|--|
| Tenure | To Let |
| Available Size | 18,463 to 21,259 sq ft / 1,715.27 to 1,975.03 sq m |
| Rent | £160,000 per annum |
| Rates Payable | £46,848 per annum |
| Rateable Value | £91,500 |
| EPC Rating | 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 |
| Total | 21,258 | 1,974.93 | |

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

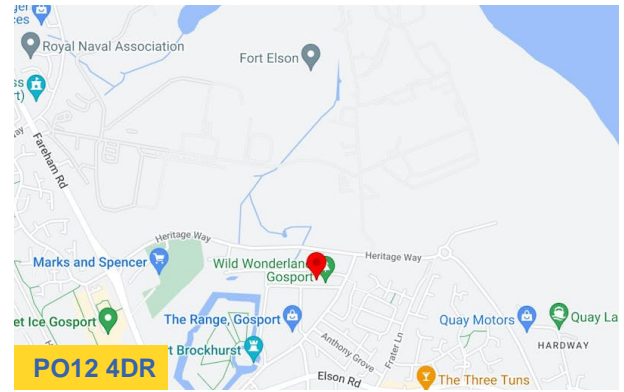
Rateable Value £91,500 - You are advised to make your own enquiries in this regard with the local authority before making a commitment.

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

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