



**UNITS 1-4 AERODROME HOUSE, OAKLAND BUSINESS  
PARK, GOSPORT, PO13 0GY**

**INVESTMENT / OFFICE FOR SALE**

**7,096 SQ FT (659.24 SQ M)**





# Summary

## Freehold Office Investment

Available Size	7,096 sq ft
Price	£900,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

- Detached Office Building and Parking
- Freehold (Title Number - HP652450)
- 89% of income of income from NHS who have been in occupation since 2014
- Total income of £87,500 pax
- Price - £900,000
- Net Initial Yield of 9.2% assuming purchaser's costs of 5.63%





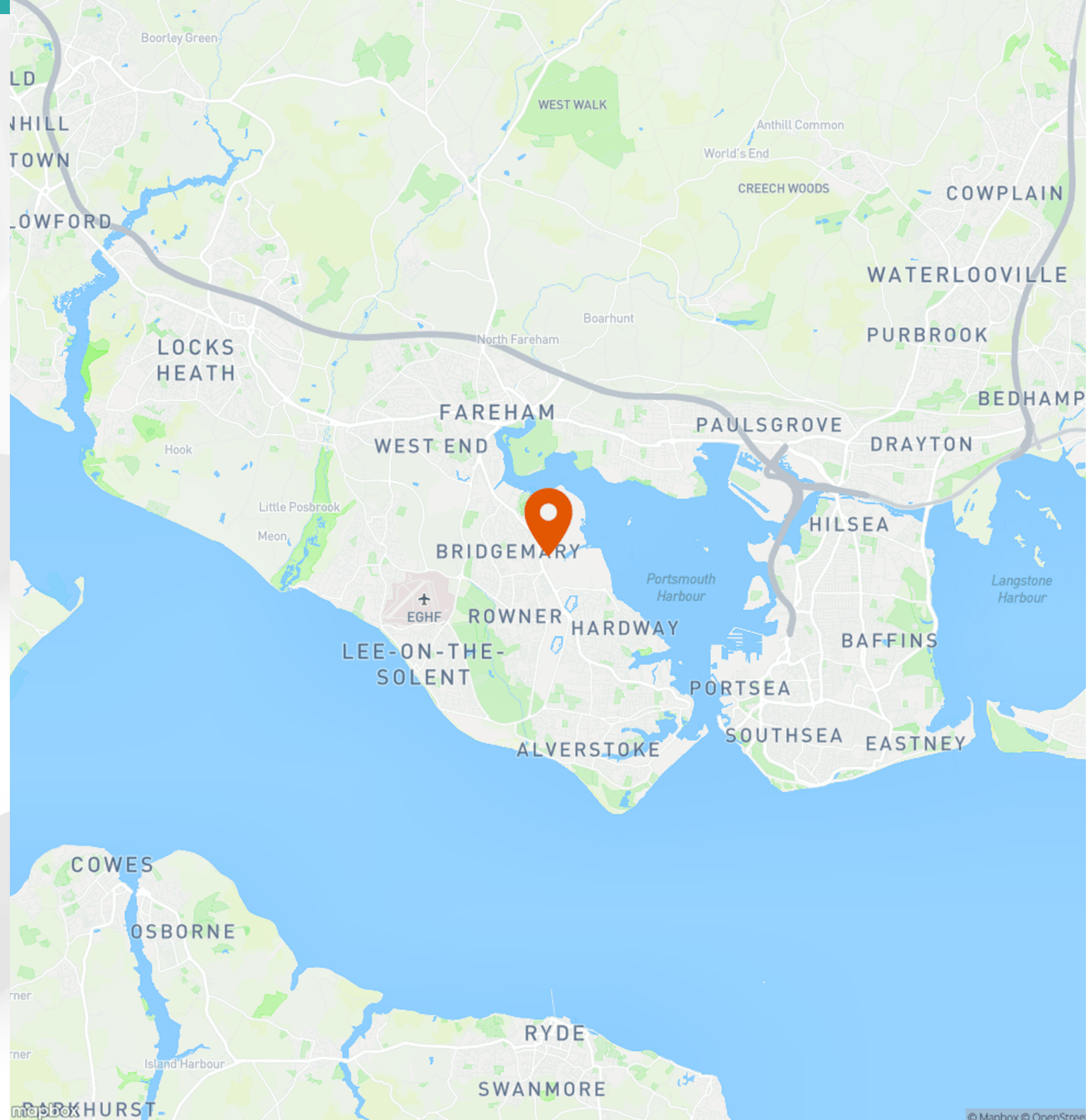
# Location



**Units 1-4 Aerodrome House,  
Oakland Business Park,  
Gosport, PO13 0GY**

Aerodrome Business Park is located on the western side of Aerodrome Road, which connects with the Fareham Road (A32), the main road between Fareham and Gosport. Access is available onto the M27 via Junction 11 with Southampton to the west and Portsmouth to the east.

Other nearby occupiers include Basepoint, Fitness 24, Monkey Bizness and Starbucks. Brockhurst Gate is 0.5 miles distant offers Costa, McDonalds, M&S, Lidl and Home Bargains.









# Further Details

## Description

Oaklands is a purpose built, two storey office complex of traditional construction under a pitched roof. The building was designed for flexibility with each unit capable of being fully self contained with their own toilets and entrance . The offices benefit from perimeter trunking, suspended ceilings and lighting. Externally there are 27 allocated car spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 1	927	86.12
1st - Unit 1	943	87.61
Ground - Unit 2	927	86.12
1st - Unit 2	749	69.58
Ground - Unit 3	927	86.12
1st - Unit 3	749	69.58
Ground - Unit 4	929	86.31
1st - Unit 4	945	87.79
<b>Total</b>	<b>7,096</b>	<b>659.23</b>

## Viewings

Via sole agents Vail Williams

## Tenure

Freehold - Title Number HP652450

## Tenancy

- Units 1,2,3 and First Floor 4 Oakland
  - o Let to Southern Health NHS Trust
  - o Lease Expiry – 24th March 2028
  - o Rent - £77,500 pax
  - o Rent Review – 24th March 2025
  - o In occupation since 2014
  - o EPC - C 59
- Ground Floor 4 Oakland
  - o Let to Brent King Ltd
  - o Lease Expiry – 17th April 2028
  - o Break Date – 18th April 2026
  - o Rent - £10,000 pax, payable monthly in advance.
  - o Rent Review – 18th April 2026
  - o EPC - C 58

## Anti Money Laundering

In accordance with Anti-money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

We have been informed by our client that the premises are currently elected for VAT. It is anticipated that the sale will be dealt with by way of a transfer of a going concern (TOGC).









## Enquiries & Viewings



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