



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Motortrade, Warehouse, Trade Counter
TO LET

AVAILABLE APRIL 2021



21 Wingate Road, Gosport, PO12 4DR

Completely Refurbished Industrial Unit

Summary

Tenure	To Let
Available Size	6,459 sq ft / 600.06 sq m
Rent	£48,000.00 per annum
Business Rates	Upon Enquiry
EPC Rating	D (86)

Key Points

- 10 Allocated parking spaces
- 2 sectional loading doors
- Close to Brockhurst Gate Retail Park
- New composite panel roof with natural light panels
- Easy access onto Heritage Way
- Secure yard



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The subject unit is to undergo a complete refurbishment and provide open plan industrial space with a new composite panel roof with natural light panels, two sectional loading doors, high bay LED lighting and a secure yard with additional parking.

Location

Fort Brockhurst Industrial Estate is located north-west of Gosport town centre and approximately 4 miles south of Fareham town centre. It is just off the main A32 Gosport to Fareham Road. The estate has been enhanced in recent times with the development and completion of the adjoining Heritage Business Park with easy access off the relatively new link road Heritage Way. The site is further enhanced with the new Brockhurst Gate Development, incorporating M&S Food Store, McDonald's, Lidl, Home Bargains & Costa Coffee. The unit is well situated at the junction of Wingate Road and Gunner's Way.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Workshop/Warehouse	6,459	600.06	Coming Soon
Outdoor - Secure Yard	1,938	180.05	Coming Soon
Total	8,397	780.11	

Specification

Gated yard with 2.0m galvanised triple spike fencing
 10 allocated parking spaces
 W/C
 Kitchen
 3 phase power
 LED lighting
 12 double power sockets
 Fire and smoke detector/alarm
 New composite panel roof with natural light panels

Terms

Available on a new full, repairing and insuring lease for a term to be agreed at rent of £48,000 pa + VAT

Business Rates

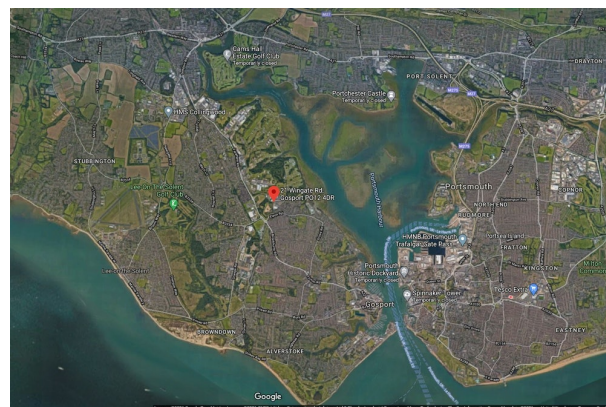
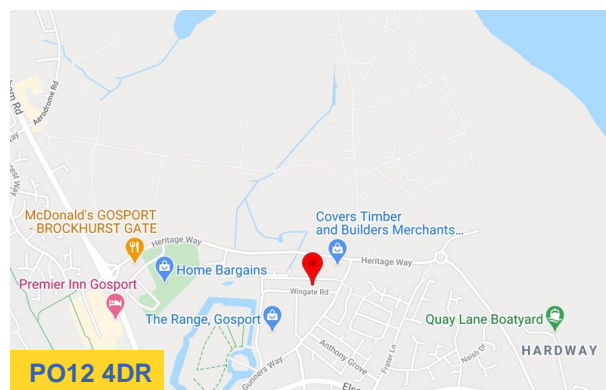
To be re-assessed.

Other Costs

Each party to pay their own legal costs incurred.

Ingoing tenant to contribute towards the building insurance and service charge, further details upon request.

VAT is applicable.



Viewing & Further Information

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