



## 21 Wingate Road, Gosport, PO12 4DR

### Refurbished Offices

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,005 sq ft / 186.27 sq m
<b>Rent</b>	£25,000 per annum
<b>Service Charge</b>	TBC
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	Upon Enquiry

#### Key Points

- Allocated parking
- Easy access onto Heritage Way
- Trunking, Suspended Ceilings and LED Lighting
- Private Entrance and Reception
- Refurbished Offices
- Partitioned Rooms and Boardroom

## Description

The property comprises office space over ground and first floors with a private entrance. The offices have been refurbished to a modern standard and benefit from LED light panels, perimeter trunking, suspended ceilings and new toilets. Space for a kitchenette has also been provided.

## Location

Fort Brockhurst 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 situated close to the new Brockhurst Gate Development, incorporating M&S Food Store, McDonald's, Lidl, Home Bargains & Costa Coffee.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Ground and First Floor	2,005	186.27	Coming Soon
<b>Total</b>	<b>2,005</b>	<b>186.27</b>	

## Specification

Suspended Ceilings with LED Lighting, Perimeter Trunking, New Carpets.

## Viewings

Strictly by prior appointment with sole agents Holloway Iliffe and Mitchell.

## Terms

The offices are available by way of a new full, repairing and insuring lease for a term to be agreed. The commencing rental of £25,000 per annum exclusive of any VAT.

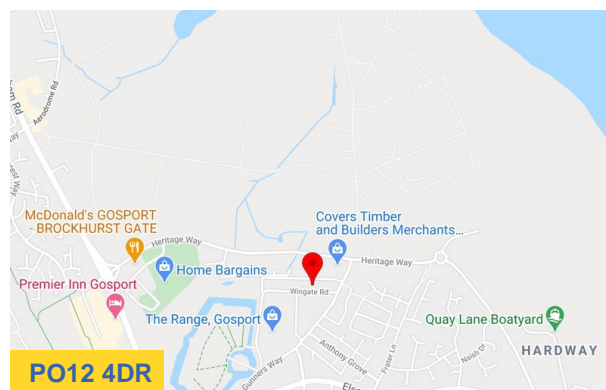
## Business Rates

To be re-assessed.

## Other Costs

Each party to pay their own legal costs incurred.

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



## Viewing & Further Information

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