



UNIT 130 ORDNANCE BUSINESS PARK, GOSPORT, PO13 0FG

INDUSTRIAL / WAREHOUSE TO LET
2,334 SQ FT (216.84 SQ M)



Summary

Industrial / Warehouse Unit to Let

Available Size	2,334 sq ft
Rent	£24,500 per annum
Rates Payable	£12,096 per annum
Rateable Value	£28,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	C

- Forecourt Parking and Loading
- Electric up and over loading door
- First floor office
- 3 phase electricity
- 6.29m eaves height
- Gas supply
- LED Lighting
- Local amenities nearby



Location



**Unit 130 Ordnance Business
Park, Gosport, PO13 0FG**

Unit 130 is situated within the established Ordnance Business Park, Gosport, fronting the A32 Fareham Road. The property benefits from excellent road connectivity, with Junction 11 of the M27 approximately 3 miles away. Fareham is approximately 4.75 miles to the north, with Portsmouth Harbour and Southampton also within easy reach.

The business park is home to a range of established occupiers, including Challenger Lighting Services, Sparktech Fabrications, Iris Innovations Ltd and Monkey Bizness.

A good range of local amenities are available nearby, with Brockenhurst Retail Park approximately a 15-minute walk or 6-minute drive away, providing occupiers including M&S, Lidl, Costa Coffee and McDonald's. Gosport Leisure Centre is located directly opposite and offers a range of leisure facilities, together with a Premier Inn, ice rink and Starbucks.





Further Details

Description

A well-presented mid-terrace industrial unit of steel portal frame construction, dating from the early 2000s. The property comprises an open-plan warehouse with electric loading door, 3-phase power, gas supply, LED lighting and kitchenette, together with first-floor offices benefiting from air conditioning, LED lighting, suspended ceiling and perimeter trunking.

The unit also provides two W/C facilities, a forecourt with parking for approximately four cars, and a dedicated loading area. The property is presented in good condition, ready for immediate occupation.

Terms

A new full repairing and insuring lease is available at £24,500 per annum. There is an estate charge.

VAT

All rents are quoted exclusive of VAT at the prevailing rate.

Accommodation

The accommodation comprises the following areas (all floor areas are approximate and measured to GIA in accordance with the RICS Property Measurement - 2nd edition - incorporating RICS Code of Measuring Practice - 6th edition).

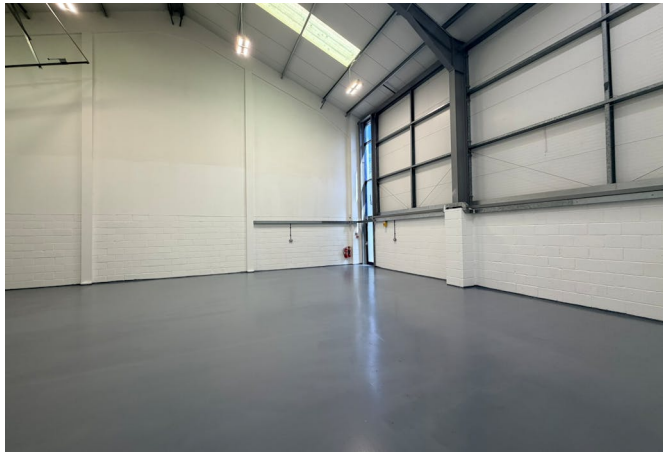
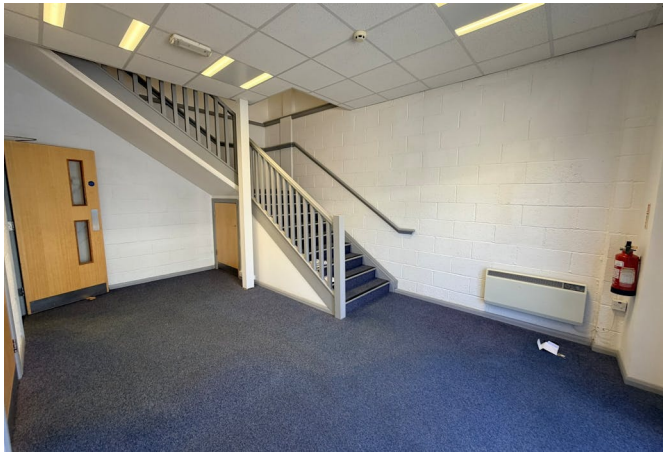
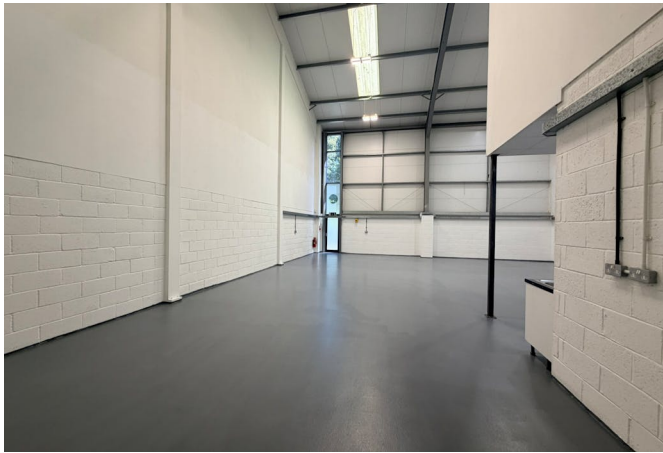
Name	sq ft	sq m	Availability
Ground - Warehouse	2,055	190.92	Available
1st - Office	279	25.92	Available
Total	2,334	216.84	

AML

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

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





Enquiries & Viewings



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