



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Warehouse, Trade Counter, Leisure, D2
(Assembly and Leisure), D1 (Non Residential
Institutions), Development, Other
TO LET / FOR SALE



21 Wingate Road, Gosport, PO12 4DR

Detached Light Industrial Unit

Summary

Tenure	To Let / For Sale
Available Size	1,991 to 22,272 sq ft / 184.97 to 2,069.14 sq m
Rent	£5.00 per sq ft Guide rent from
Price	£1,250,000 (£56.43 per sqft)
Rates Payable	£1.69 per sq ft
Rateable Value	£73,500

Key Points

- Freehold for sale or to let
- Detached industrial unit
- Road Frontage
- Two Storey Offices
- Established Industrial Estate



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property is currently configured to provide three parallel industrial buildings of steel portal frame construction, brick elevations under asbestos sheet roofs. One of the buildings benefits from manual roller shutter doors opening onto the rear loading area/yard.

Attached to the industrial space is a two storey office block formed under a flat felted roof. The office block is configured to provide reception, storage, meeting rooms, WCs and staff area / locker room. Stairs from the reception leads to the first floor configured to provide mostly open plan office accommodation.

The site area is approximately 0.7 acres. Externally parking is provided in the front forecourt, yard and to the rear of the industrial building.

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
Ground - Factory	18,290	1,699.20	Available
Ground - Offices	1,991	184.97	Available
1st - Offices	1,991	184.97	Available
Total	22,272	2,069.14	

Viewings

Strictly by appointment with the sole agent.

Terms

Freehold: Guide price £1,250,000

alternatively

To let: Rents from £5.00 per sqft (subject to lease terms agreed)

Rateable Value

Rateable Value: £73,500

Source: voa.gov.uk

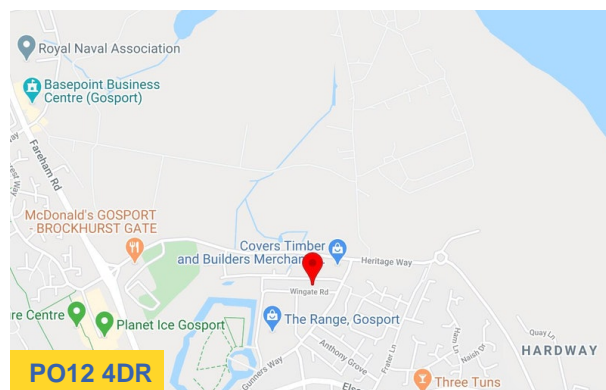
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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

Building Insurance is also payable.

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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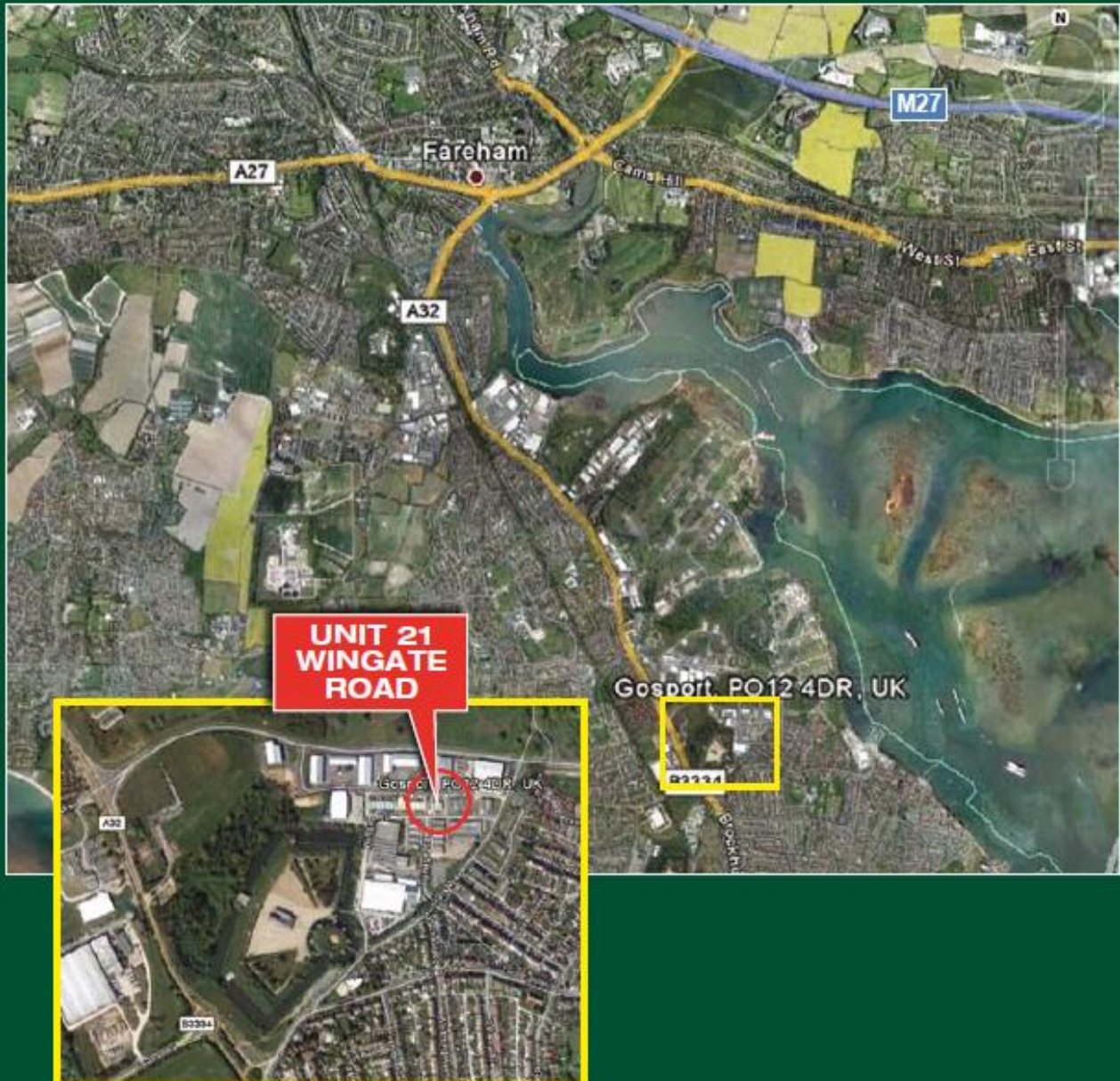




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Fort Brockhurst Industrial Estate,
Gosport, Hampshire, PO12 4DR



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