



Gosport Business Centre
Aerodrome Road, Gosport, Hampshire PO13 0FQ

TO LET

FULLY MANAGED BUSINESS SPACE

From 5.20 sq m (56 sq ft)

Key Features:

- Well located close to the M27
- Modern business centre
- Ample onsite parking
- Easy In, Easy Out terms available
- Fibre optic broadband available
- Meeting rooms and shared spaces
- CCTV and 24/7 access
- Staffed reception
- No business rates





Location

Gosport is located on the south coast approximately three miles south west of Portsmouth, six miles south east of Fareham and 15 miles south east of Southampton. Gosport links directly to Portsmouth via a pedestrian ferry that runs throughout the day with a journey time of four minutes. The A32 (Fareham Road) is the principal arterial route to Gosport and provides good access to the M27 at junctions 10 and 11, which in turn links to the M3 at Southampton and the A3(M) at Havant.

The property is situated on A32 Fareham Road approximately 3.1 miles north of Gosport and 3.3 miles south of Fareham.

Accommodation

The scheme comprises a modern business centre providing over 25,000 sq ft of space within 64 units that are available for rental on a short, fixed or long-term basis.

The centre offers a range of accommodation to suit most businesses needs including offices and workshops. There are a range of different sized office suites available from 5.20 sq m (56 sq ft). Please see the availability schedule for further information on available accommodation.

The centre benefits from the following amenities:

- Fibre optic broadband
- CCTV
- 24/7 access
- Breakout spaces and kitchens
- Meeting rooms
- Staffed reception
- Perimeter trunking
- Showers
- Lifts
- Post services

EPC

We understand the property to have an EPC rating of C.

Planning

We understand that the premises benefit from Class B1(a) Office use within the Use Classes Order 1987 (as amended).

Terms

With the 'Easy In, Easy Out' terms you are able to stay as long as you like or leave with as little as one months notice. The agreements are simple and make great business sense; this flexibility means costly legal fees can be avoided, you can move in on the same day you sign your agreement and you can even relocate within the centre if your business needs change. Further information on request.

Business Rates

The majority of the Rateable Values are below £12,000, therefore, we believe that small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

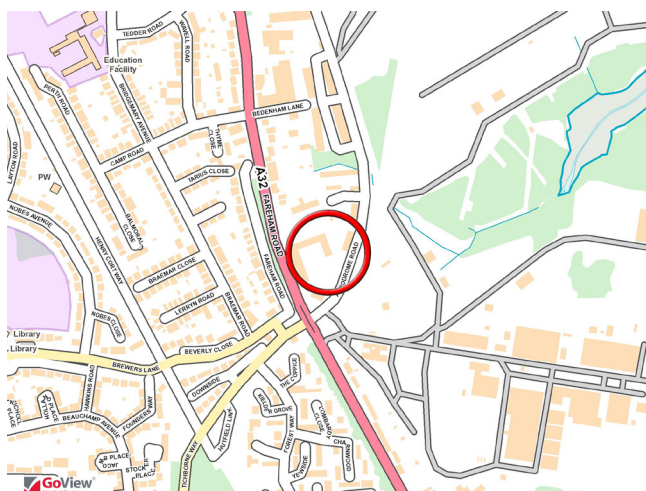
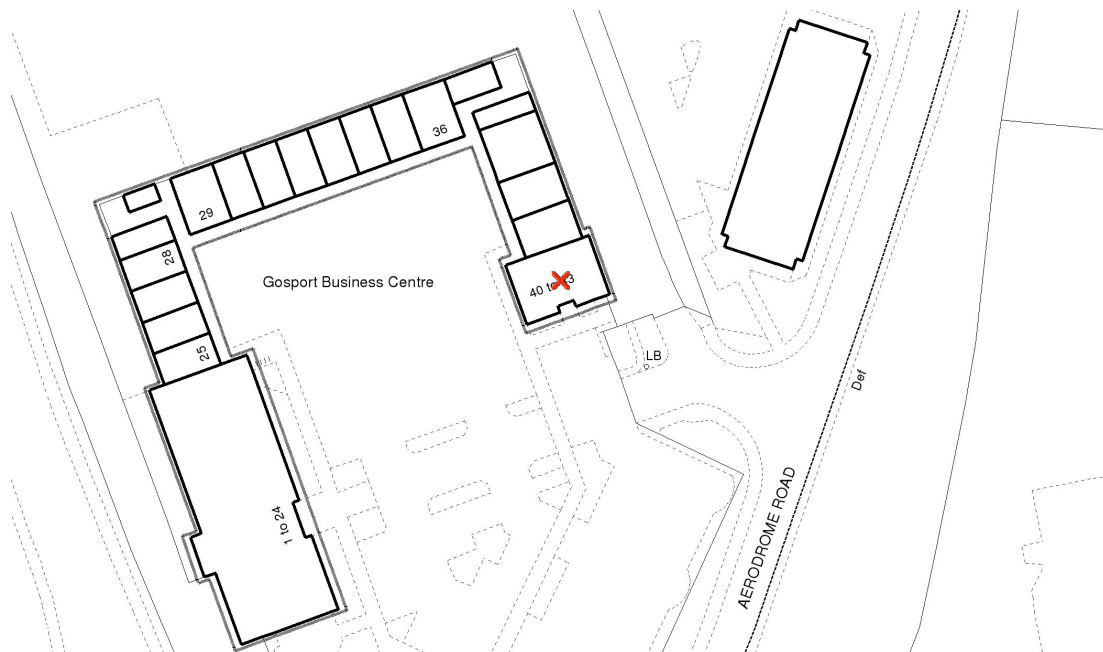
Legal Fees

Each party to bear their own legal costs incurred.



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Location Maps



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Site Plan

