



Unit 36, Toronto Place  
Gosport, Hampshire, PO12 4UZ

**TO LET**

## INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD

Total GIA - 208.56 sq m (2,245 sq ft)

### Key Features:

- Established Industrial Estate
- Secure yard with ample parking
- Car and Motor Trade use
- Registered MOT centre
- Close to town centre
- Rent £25,500 pax
- Long lease available
- May sell
- Brake tester and ramps to stay





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## 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.

Toronto Place is accessed off the A32 Forton Road which is the main road that connects Gosport town centre and Fareham town centre.

## Accommodation

The property comprises of a detached industrial unit with loading door with dimensions 3.85m(w) x 3.66m(h).

There is an open plan office with kitchen and W/C facilities for customers and staff. The space is currently used as a reception area as well.

The property is situated in an enclosed yard with extensive parking.

The accommodation has the following approximate Gross Internal Area (GIA): 208.56 sq m (2.245 sq ft).

Minimum eaves - 3.95 m

Maximum eaves - 5.15 m

## EPC

To be confirmed.

## Planning

B2 / B8 Uses.

The site is currently used as a car repair and MOT centre. Other car uses will be allowed on site.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25,500 per annum exclusive.

Freehold offers are invited as the owner may consider selling.

## Business Rates

Rateable Value (2023): £20,750

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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.

August 2024

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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