



**TO LET**

Endeavour Quay, Second Floor, Unit 7  
Mumby Road, Gosport, Hampshire, PO12 1AH





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## Key Features

- Easily Accessible via Public Transport
- Situated in a busy and well managed marina
- Opportunity for occupiers seeking well-located, flexible space in a vibrant waterside setting
- Two car parking spaces included
- Good natural light
- Open plan space
- Shared kitchenette and W/C
- Flexible leases and incentives available
- Rent £640 pcm
- The occupier may be entitled to 100% Small Business Rate relief



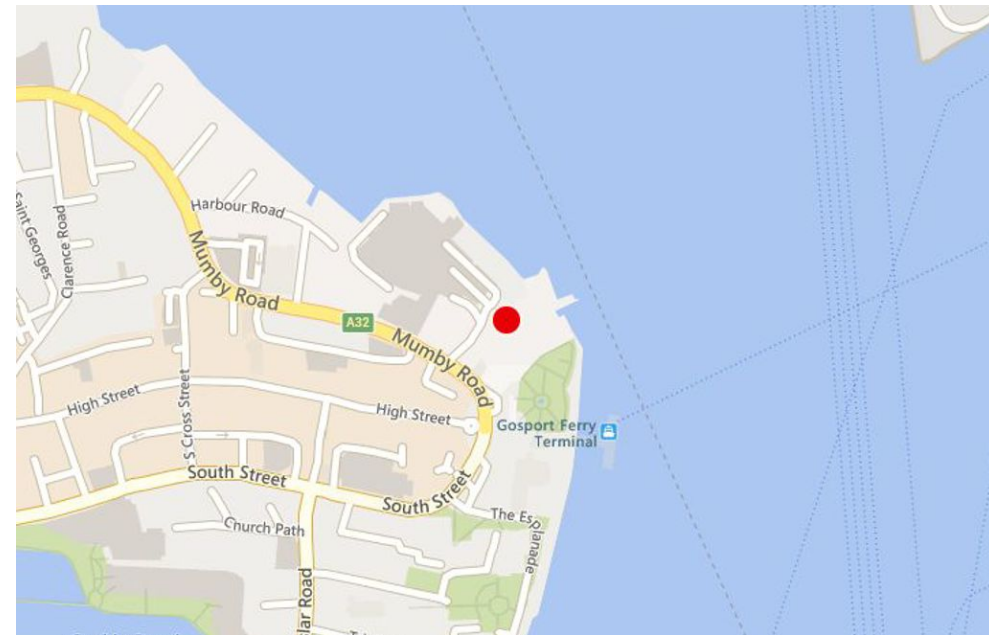


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## Location & Situation

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 unit is located in the main marina entrance, off Mumby Road (A32). The Gosport Ferry is a short walk and there are amenities on site, as well as in the High Street, which is located a short walk away. The site hosts a number of occupiers of different trades.







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## Description & Accommodation

The subject accommodation is located on the second floor of the principal building within Gosport Marina, forming part of an established waterside commercial environment. Access to the building is controlled via a secure key card entry system, with the suite being readily accessible during standard business hours.

The suite comprises an open-plan office benefitting from generous levels of natural light and a maritime aesthetic, consistent with its marina-side location. There is a shared kitchenette and W/C facilities adjacent to the suite.

The suite benefits from two car parking rights located on-site

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Second Floor, Unit 7	694	64.47
Total	694	64.47







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## Rateable Value

Rateable Value (2023): £9,300.

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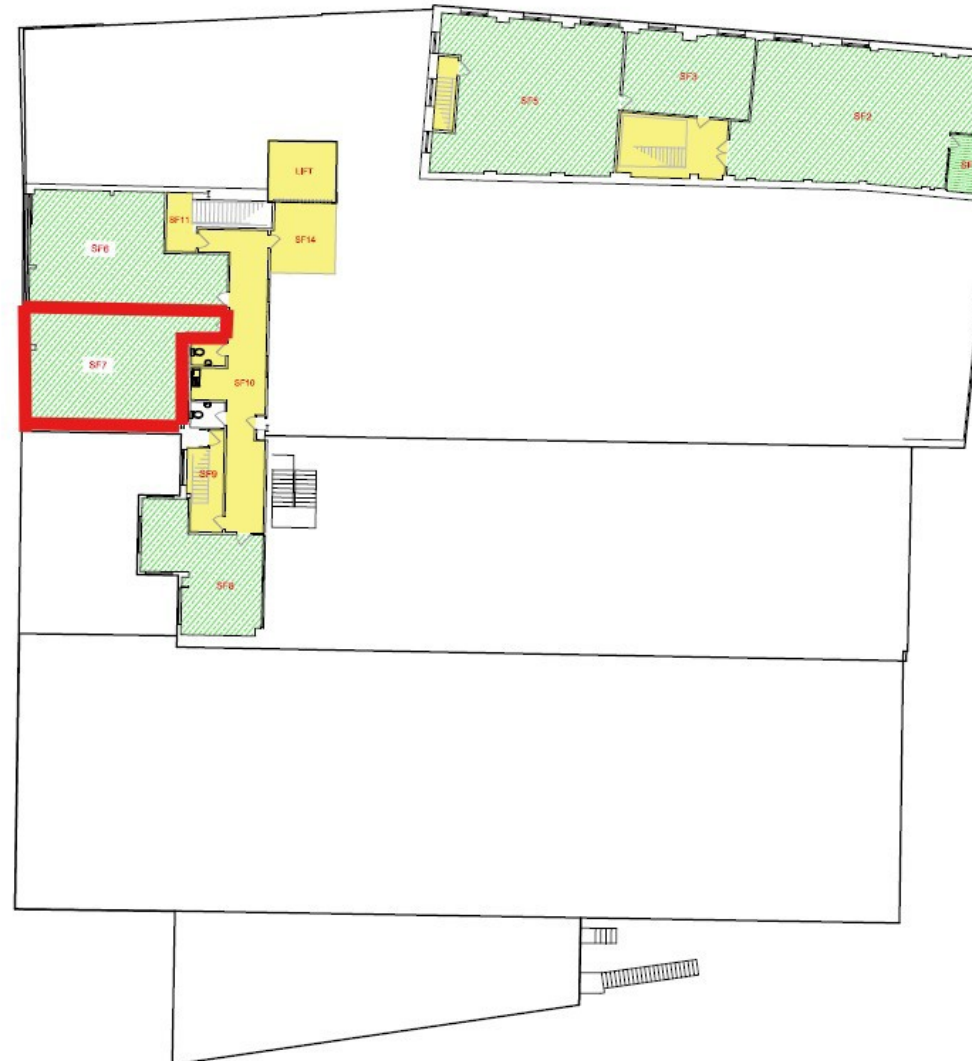
## EPC

We understand the property has an EPC rating of D.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.





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## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a minimum term of 5 years at £640 per month, which will be subject to annual RPI increases. The lease will be excluded from the L&T Act 1954. A rent deposit equivalent to 3 months headline rent will be required.

The service charge, which contributes towards estate management, is currently £1,370 per annum and includes the building insurance for the premises.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin  
s.martin@flude.com  
07800 562509

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.

4 July 2025

