



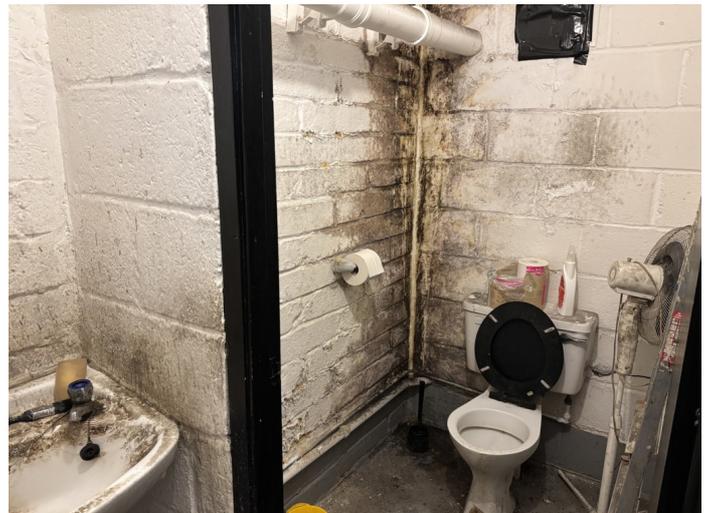
2 Dock Road  
Gosport, Hampshire, PO12 1SL

**TO LET**

## Industrial Unit GIA - 1,225 sq ft

### Key Features:

- Well located within Gosport
- Close to town centre
- Open plan unit with a loading door 2.39 wide by 2.25 high
- Minimum eaves 3.07 m
- No VAT
- New FRI lease
- Rent £11,000 pax





2 Dock Road  
Gosport, Hampshire, PO12 1SL

## 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.

## Description

The property comprises a self-contained ground floor industrial/warehouse unit, providing functional accommodation suitable for storage, distribution and light industrial operations.

## Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	1,225	113.8
Total	1,225	113.8

## EPC

We understand the property has an EPC rating of C (expiry date - 10/02/2026).

## Planning

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

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £11,000 per annum exclusive.

The service charge is £200 per annum and the building insurance is £284 per annum.

## Business Rates

Rateable Value (2026): £8,900.

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred. Each party to bear their own legal costs incurred.

A reservation fee of £950, plus VAT is to be paid to the Landlord prior to the issuing of the draft lease.

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.

4 February 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell  
l.cottrell@flude.com  
02392 629006  
www.flude.com

