Flude
PROPERTY CONSULTANTS

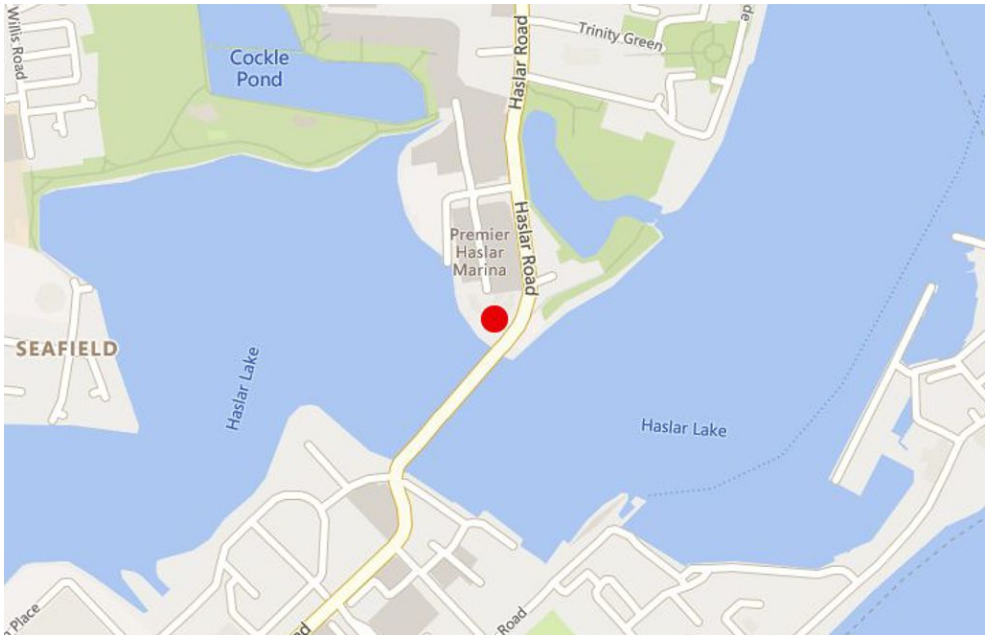
ATTRACTIVE BUSINESS UNIT
TOTAL SIZE - 893 SQ FT

TO LET

Unit 18, Haslar Marina
Haslar Road, Gosport, Hampshire, PO12 1NU

Key Features

- Excellent road and ferry connections to Portsmouth and the wider region
- Haslar Marina is an established and attractive waterside destination
- Self-contained two-storey business unit
- Open-plan ground floor with kitchenette and WC, and air conditioning
- First-floor mezzanine office accommodation
- On-site marina amenities, including The Creek a restaurant/café
- Close to Gosport town centre and Gosport Ferry
- 100% small business rate relief eligible
- New internal repairing and insuring lease available
- Rent £15,000 pax



Location & Situation

The property is situated within Haslar Marina, an established waterside marina located on Haslar Road, immediately south of Gosport town centre. The marina occupies an attractive position just inside the western entrance to Portsmouth Harbour, opposite Portsmouth Historic Dockyard and within easy reach of the Solent. The location provides an established maritime business environment, together with a range of on-site facilities including two waterside restaurants.

Gosport town centre and the Gosport Ferry terminal are approximately a 10-minute walk from the property. The ferry provides a regular passenger service to Portsmouth, with the crossing taking approximately four minutes. Portsmouth Harbour railway station and The Hard Interchange are located immediately adjacent to the Portsmouth terminal, providing onward rail and bus connections.

Road access is available via the A32, which provides a direct route northwards through Fareham to Junction 11 of the M27, providing access to the wider regional and national road network.

Description & Accommodation

The property comprises a self-contained business unit arranged over two floors.

The ground floor provides open-plan accommodation together with a small kitchenette and WC. The first-floor mezzanine is arranged as office accommodation.

The unit benefits from a single-phase electricity supply and a right to have four motor vehicles in the car park.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Unit 18	893	82.96
Total	893	82.96

Rateable Value

Rateable Value (2026): £8,600

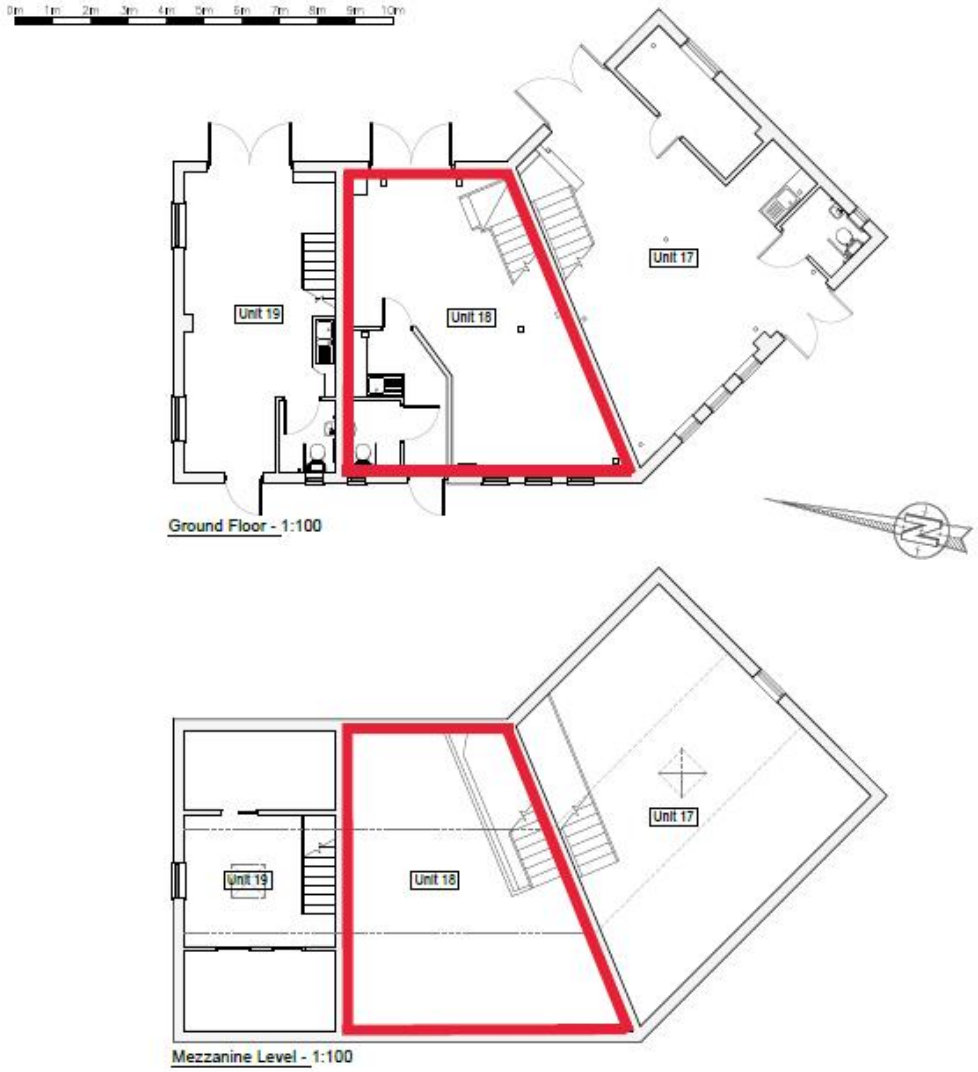
100% small business rate relief eligible.

EPC

We understand the property has an EPC rating of B (expiry date - 03/12/2034).

Planning

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



FLOOR PLAN For identification purposes only.

Terms

The property is available to let by way of a new, internal repairing and insuring lease for a minimum term of five years at a rent of £15,000 per annum exclusive, subject to annual RPI increases. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

A rent deposit equivalent to three months' headline rent, plus VAT, will be required.

The service charge, which contributes towards estate management costs, is currently £1,438 per annum and includes the building insurance for the premises. The service charge is budgeted annually and is therefore subject to increase or decrease depending on the costs incurred.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

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Further Information

Please contact the sole agents Flude Property Consultants:

Louis Burch
l.burch@flude.com
023 9262 9010

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21 October 2026