



Unit 21 Wingate Road, Gosport, PO12 4DR
Rare Self Contained Industrial Unit with Secure Yard

Summary

Tenure	To Let
Available Size	18,463 to 21,259 sq ft / 1,715.27 to 1,975.03 sq m
Rent	£160,000 per annum
Rates Payable	£46,848 per annum
Rateable Value	£91,500
EPC Rating	D (83)

Key Points

- Situated just off Heritage Way
- Secure Yard, Ample Parking & Loading Areas
- Minimum Eaves Height 6.18m
- Loading Door 1 - 8.45m w x 6m h
- Loading Door 2 - 5m w x 3.54m h
- New insulated Roof & Wall Cladding with Incorporated Roof Lighting
- Ground & First Floor Offices

Regulated by



hi-m.co.uk

PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Unit 21 Wingate Road, Gosport, PO12 4DR

Description

The property comprises a detached industrial unit with two storey office content at the front and a steel portal frame warehouse / industrial unit behind. The unit benefits from a largely open plan industrial workshop area with a clear span production space with two loading doors.

Location

The property is situated within the Fort Brockhurst Industrial Estate, and is located north west of Gosport Town Centre and approximately 4 miles south of Fareham Town Centre, just off the main A32 Gosport to Fareham Road. The site is enhanced with the new Brockhurst Gate Development incorporating M&S Food Store, McDonalds, Lidl, Home Bargains and Costa Coffee. The unit is well situated just off Wingate Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main Warehouse	15,054	1,398.56	Available
Mezzanine - Large	2,277	211.54	Available
Mezzanine - Small	519	48.22	Available
Ground - Office	1,695	157.47	Available
1st - Office	1,713	159.14	Available
Total	21,258	1,974.93	

Specification

- * Eaves Height 6.18m
- * Loading Door 1 - 8.45m w x 6m h / Loading Door 2 - 5m w x 3.5m h
- * Secure Yard with Parking & Loading Area
- * 3 Phase Power
- * Concrete Floor
- * LED Category II Lighting throughout
- * New Insulated Roof & Cladding
- * Ladies & Gents Toilets
- * Air Lines throughout
- * Kitchen area / Canteen
- * Central heating to office area

Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £160,000 per annum plus VAT.

Business Rates

Rateable Value £91,500 - You are advised to make your own enquiries in this regard with the local authority before making a commitment.

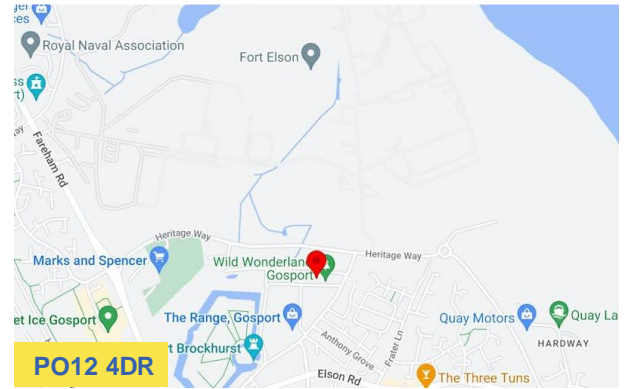
Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Building Insurance will be payable.

VAT - VAT is applicable

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 06/02/2025



Viewing & Further Information

Tom Holloway
023 9237 7800 | 07990051230
tom@hi-m.co.uk

Mr George Cook (Lambert Smith Hampton)
07596 578707
gcook@lsh.co.uk

Elise Evans (Lambert Smith Hampton)
07703 393120
eevans@lsh.co.uk

More properties like this at www.hi-m.co.uk







