

Gosport Business Centre, Aerodrome Road,  
Gosport PO13 0FQ



# TO LET

## ■ Fully Managed Office Space

From 5.20 sq m (56 sq ft)

## ■ Key Features

- Well located close to the M27
- Modern business centre
- Ample on site parking
- Easy In, Easy Out terms available
- Fibre optic broadband available
- Meeting rooms and shared spaces
- CCTV and 24/7 access
- Staffed reception
- No business rates

## 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.**

The property is situated on **A32 Fareham Road** approximately **3.1 miles north of Gosport and 3.3 miles south of Fareham.**

## Accommodation

The scheme comprises a **modern business centre** providing over 25,000 sq ft of space within 64 units that are available for rental on a short, fixed or long-term basis.

The centre offers a **range of accommodation** to suit most businesses needs including offices and workshops. There are a range of different sized office suites available from 5.20 sq m (56 sq ft). Please see the availability schedule for further information on available accommodation.

The centre benefits from the following amenities:

- Fibre optic broadband available
- CCTV
- 24/7 access
- Breakout spaces and kitchens
- Meeting rooms
- Staffed reception
- Perimeter trunking
- Showers
- Lifts
- Post services
- Parking

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

[portsmouth@flude.com](mailto:portsmouth@flude.com)

023 9262 9000

[www.flude.com](http://www.flude.com)



## Terms

With the **'Easy In, Easy Out'** terms you are able to **stay as long as you like or leave with as little as one months notice.** The agreements are simple and make great business sense; this **flexibility means costly legal fees can be avoided,** you can move in on the same day you sign your agreement and you can even relocate within the centre if your business needs change. Further information on request.

## Planning

We understand that the premises benefit from **Class B1(a) Office use** within the Use Classes Order 1987 (as amended).

## EPC

We understand the property has an **EPC rating of B.**

## Business Rates

The majority of the Rateable Values are below £12,000, therefore, we believe that **small business rate relief is possible.**

## Legal Fees

Each party to bear their own legal costs incurred.



Site Plan



first floor

Unit No.	Area m <sup>2</sup>	Area f <sup>2</sup>
9	56	600
2	20	210
10a	20	216
11	35	375
12	40	430
14	27	290
15	27	295
16	40	435
17	31	335
18	37	395
19	16	170
20	12	125
21	12	125
22	12	125
23	16	170
24	37	400
42	22	240
43	22	240
43a	19	205
51	37	400
52	20	210
53	38	410
54	50	535
55	38	410
56	20	210
57	35	380

ground floor

Unit No.	Area m <sup>2</sup>	Area f <sup>2</sup>
1	56	600
2	20	210
2a	20	216
3	35	375
4	40	430
5	27	290
6	27	295
7	20	210
7a	20	216
8	31	335
44	37	400
45	20	215
46	38	410
47	50	535
48	38	410
49	20	210
50	35	380

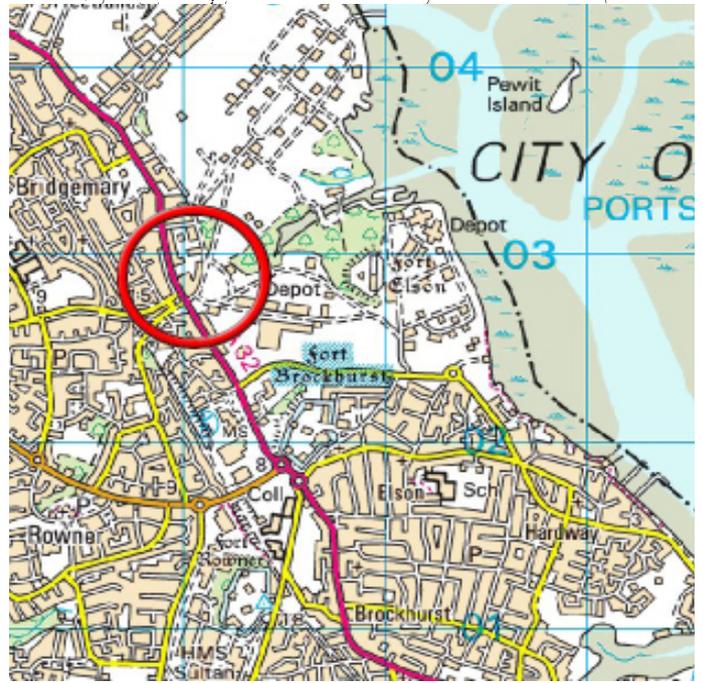
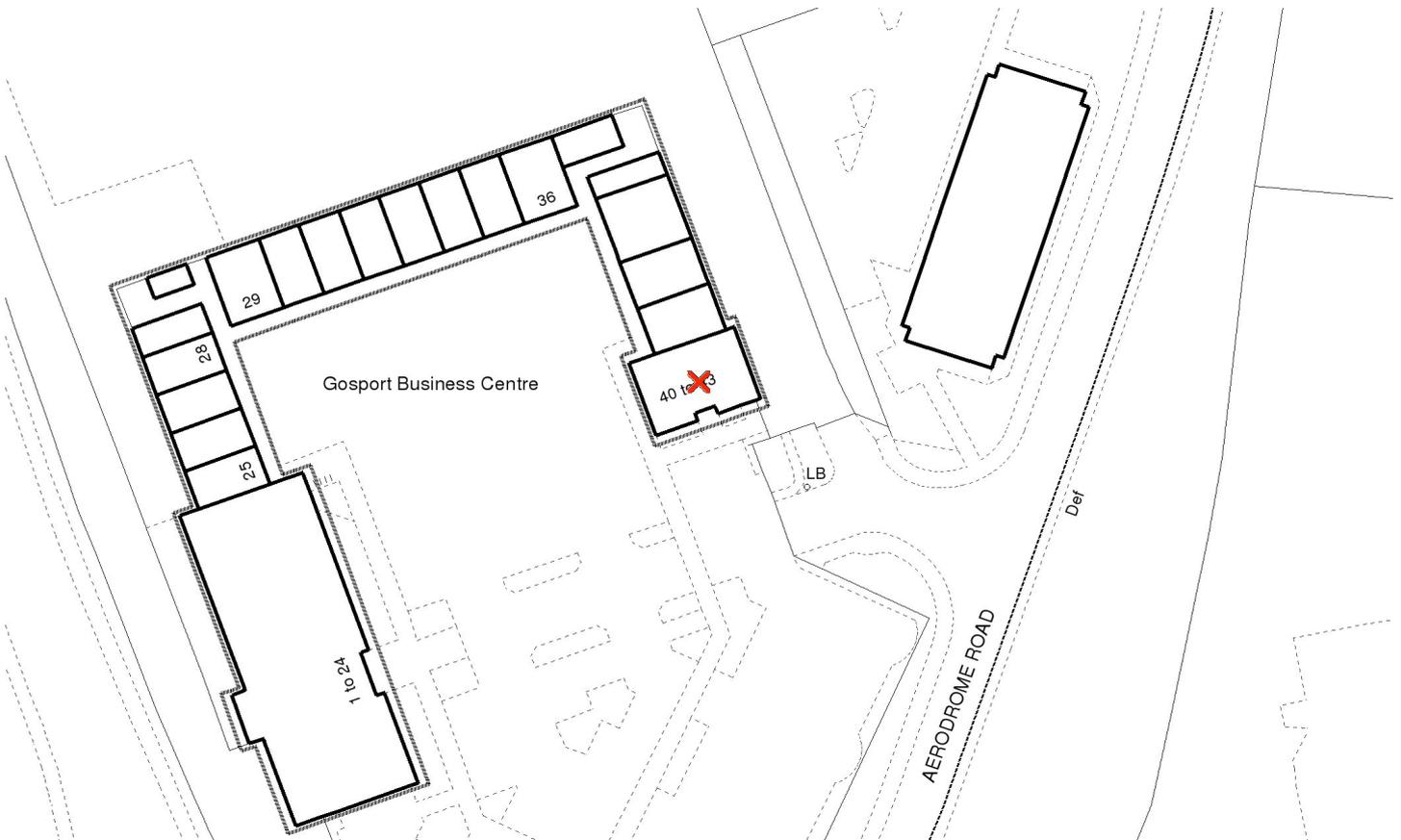
workshops

Unit No.	Area m <sup>2</sup>	Area f <sup>2</sup>
25	56	600
26	56	600
27	56	600
28	56	600
29	54	585
30	42	450
31	42	450
32	42	450
33	42	450
34	42	450
35	42	450
36	54	585
37	75	810
38	50	535
39	51	545
40	42	450
41	42	450

second floor

Unit No.	Area m <sup>2</sup>	Area f <sup>2</sup>
58	37	400
59	20	210
60	16	170
60a	17	190
61	24	260
61a	24	260
62	16	170
62a	17	190
63	20	210
64	35	380

Location Maps



For identification purposes only.

Flude Commercial 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 Commercial 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.

24 October 2018