

**Lambert  
Smith  
Hampton**

**TO LET  
(MAY SELL)**

**Trade Counter,  
Industrial,  
Warehouse,  
Showroom  
Opportunity**

**B1, B2 & B8 Use  
Design and Build  
Opportunities  
for up to 45,000 sq ft  
on 2 acres (0.81ha) –  
subject to planning**



**Phase 2, Brockhurst Gate, Cotsworth Road, Gosport, Hampshire PO13 0AF**

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## LOCATION

The site benefits from close proximity to the A32, the principal access route through Gosport, which provides good links to the south coast via the M27 motorway. Junction 11 of the M27 is a within a 10 minute drive and Southampton Airport is 17 miles to the north west. Gosport town centre and ferry port to Portsmouth are located 2 miles to the south.

Located at the junction of the A32 with Heritage Way, the development is adjacent to the recently completed Brockhurst Gate Retail Park which is fully let and includes occupiers such as; **LIDL, Marks and Spencer Foodhall, Home Bargains, Jollyes, Iceland, Costa and McDonalds**. These developments have a shared access road off Heritage Way so Phase 2 will benefit from a high number of passing vehicles and strong footfall generated by the retail park.



- **174,000** people live within 15 minute drive
- **360,000** people live within a 10km radius



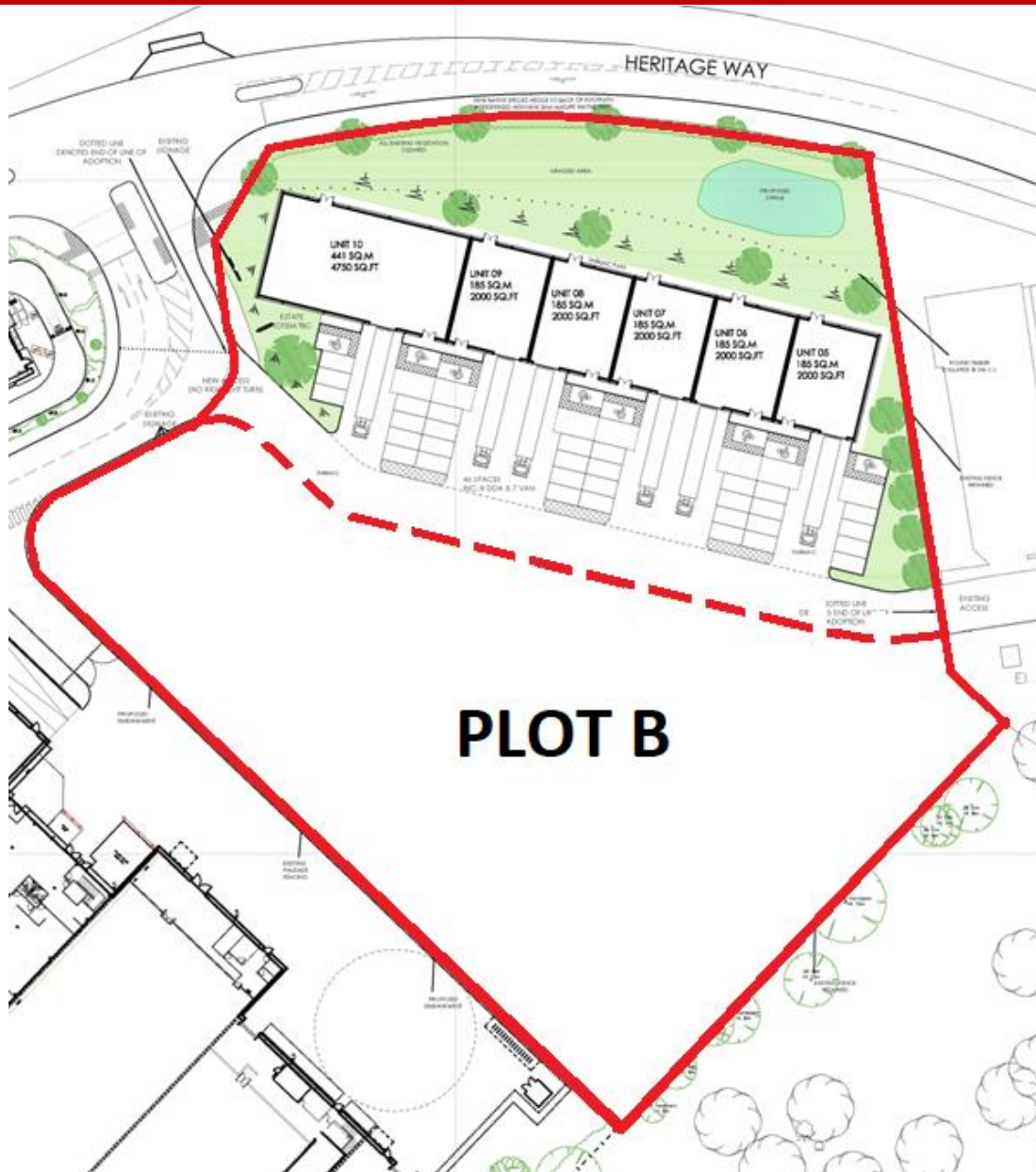
- **17 miles** – East of Southampton
- **11 miles** – West of Portsmouth
- **2 miles** – North of Gosport town centre



- **3.4 miles** - Solent Airport
- **16.5 miles** - Southampton International Airport



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## DESCRIPTION

Phase 2, Brockhurst Gate can offer bespoke design and build solutions to meet occupiers' requirements, including showroom opportunities.

The total site comprises approximately 3.5 acres. Plot A comprises approximately 1.5 acres and is proposed to be brought forwards for a terraced trade counter development of approximately 14,750 sq ft.

Plot B comprises approximately 2 acres and can be divided to provide unit sizes from 10,000 sq ft to 45,000 sq ft.

## TERMS

Completed buildings are available to let, subject to planning, on a new full repairing and insuring basis for terms to be agreed, or for sale. Consideration may be given to the sale of serviced plots for owner occupation.

## LEGAL COSTS

Each party to pay their respective legal costs.

## VAT

VAT is payable.

**millngate**  
adding value to property

Millngate are a south east based developer who have over 20 years of experience successfully delivering commercial developments. They are the developers and owners of the adjoining Brockhurst Gate Retail Park.



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## VIEWING & FURTHER INFORMATION

For further information, please contact the sole agents:

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