

MODERN FACTORY UNIT
1,250 sq ft / 115 sq m
PLUS MEZZ FLOOR OF
935 sq ft / 85 sq.m
TO LET – NEW LEASE



D9 HERITAGE BUSINESS PARK
FAREHAM ROAD
GOSPORT PO12 4BG

- **IMMEDIATELY AVAILABLE**
- **LIGHTING INSTALLED**
- **GAS SPACE HEATING INSTALLED**
- **FITTED OFFICES INSTALLED**

LOCATION

Heritage Business Park is located immediately to the north of Fort Brockhurst, fronting the new Priddy's Hard Relief Road. It is therefore just off the main A32, north of Gosport Town Centre.

DESCRIPTION

A nine-acre Business Park with access from internal estate road that has now been adopted.

The available unit is a mid -terraced unit. The unit is of steel portal frame construction with low level brick and blockwork elevations with cladding over. There is an excellent opportunity for the occupier to benefit from signage to Heritage Way. A full mezzanine floor constructed of 38 mm board over steel framework has been installed.

A fully fitted office is installed in part of the ground floor.

Three on site car spaces are allocated to the unit.

Ground Floor Area	1,250 sq ft / 115 sq.m
Mezzanine area	935 sq ft / 85 sq.m

SERVICES

3 phase power, gas, day glow lighting and gas space heating are all installed.

RENT

£ 9,000 per annum exclusive of rates plus VAT.

LEASE

A new full repairing and insuring lease for a term to be agreed.

RATES

Rateable Value £10,750 Rates payable of £4,375.

Source 2010 Rating List. Check at www.vo.gov.uk

VIEWING

Strictly by appointment with owner's agents:-

Cyan Power Commercial Property Agents

Tel 01329 221199

Attention Ian Power

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.