

MODERN BUSINESS UNIT

1,600 sq ft / 147 sq m

TO LET – NEW LEASE



**D24 HERITAGE BUSINESS PARK
FAREHAM ROAD
GOSPORT PO12 4BG**

- **FULLY FITTED MEZZANINE FLOOR AS OFFICES**
- **LIGHTING INSTALLED**
- **GAS SPACE HEATING 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 an end -terraced unit. The unit is of steel portal frame construction with low level brick and blockwork elevations with cladding over. The ground floor is arranged as industrial and storage space. The mezzanine floor is fitted as office space with two private offices and an open plan area.

On site car spaces are allocated to the unit.

Ground Floor Area	880 sq ft / 82 sq.m
Mezzanine offices	720 sq ft / 65 sq.m

SERVICES

3 phase power, gas, office and workshop lighting and gas space heating.

RENT

£ 8,000 per annum exclusive of rates plus VAT.

LEASE

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

RATES

Rateable Value £ 8,300. Rates payable £3,510. small business rate relief may apply, so reducing the sum payable

VIEWING

Strictly by appointment with owner's agents:-

Cyan Power Commercial Property Agents

Tel 01329 220688

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.