



## Unit E6 Heritage Business Park, Heritage Way, Gosport, PO12 4BG

Prominent Light Industrial Unit

### Summary

Tenure	To Let
Available Size	2,555 sq ft / 237.37 sq m
Rent	£18,000 per annum
Rateable Value	£14,000
EPC Rating	D (83)

### Key Points

- Full mezzanine with potential to be adjusted
- Full height electric loading door (5.25 m high)
- No Motor Trade
- Modern end of terrace unit
- Three phase power

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## Description

The development which comprises of 37 industrial units constructed in 2005. The subject premise's is an end of terrace unit of steel portal frame construction with low-level brick block work elevations with cladding over. The unit currently benefits from having a modern reception area with a full mezzanine floor.

## Location

Heritage Business Park is located immediately to the north of Fort Brockhurst Industrial Estate, fronting the new Priddys Hard relief road. The subject premises are situated just off the main A32, Fareham Road, and a few hundred yards from the main Fareham Road junction and behind the recently completed Brockhurst Gate Retail Park currently occupied by M & S Food, Lidl, Homebargains, The Food Warehouse, Jollyes Pet Superstore, Costa & McDonalds.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	1,259	116.96	Under Offer
Mezzanine	1,296	120.40	Under Offer
<b>Total</b>	<b>2,555</b>	<b>237.36</b>	

## Specification

- \* Three phase power
- \* Strip, Cat II & LED lighting throughout
- \* 100% mezzanine floor with 4.8kn/sq.ft loading (can be altered)
- \* Full height electric loading doors (5.25 m)
- \* 4 parking spaces (1 disabled)
- \* 2 separate low-level WCs with wash-hand basins
- \* Kitchenette

## Terms

Available on a new full repairing and insuring lease for term to be agreed at a rent of £18,000 per annum.

## Business Rates

Rateable Value £14,000

This unit should qualify for Small Business Rates Relief. You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping & management fees.

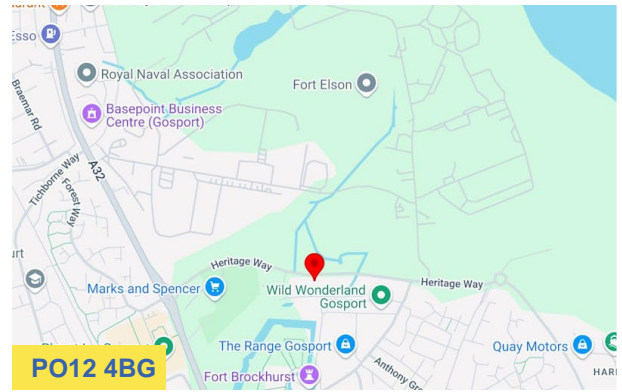
Additionally building insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

## Video

- Walkthrough Tour - <https://vimeo.com/709458904>



## Viewing & Further Information

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