



Units 1 & 2 Park Street, Gosport P012 4UH

**TO LET
MAY SELL**

Self-Contained Business Unit With Yard

**1,525 - 6,117 Sq Ft
(142 - 568 Sq M)**

Units 1 & 2 Park Street, Gosport PO12 4UH

DESCRIPTION

Unit 1 & 2 form a detached, self contained two storey light industrial property of steel frame construction with brick and profile clad elevations. Each unit provides a full height loading door, separate pedestrian access and clear ground floor workspace, with additional first floor accommodation suitable for light production, office or ancillary use. The units can be occupied individually or combined, subject to reinstatement and any necessary consents. Externally the property benefits from a secure gated yard and parking area.

- ✔ Detached Unit
- ✔ Self-Contained
- ✔ Secure Yard
- ✔ Well Established Trading Location
- ✔ 3 Phase Power to Both Units
- ✔ Versatile Space



LOCATION

Located at the end of Park Street, a quiet no through road within an established commercial area close to Gosport town centre. The surrounding occupiers are mainly light industrial and service based, providing a straightforward and functional setting for day to day operations. The location offers easy access to the A32 for routes to Fareham, Portsmouth and the wider South Coast

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 1	3,066	285
Unit 2	3,051	283
Total	6,117	568

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

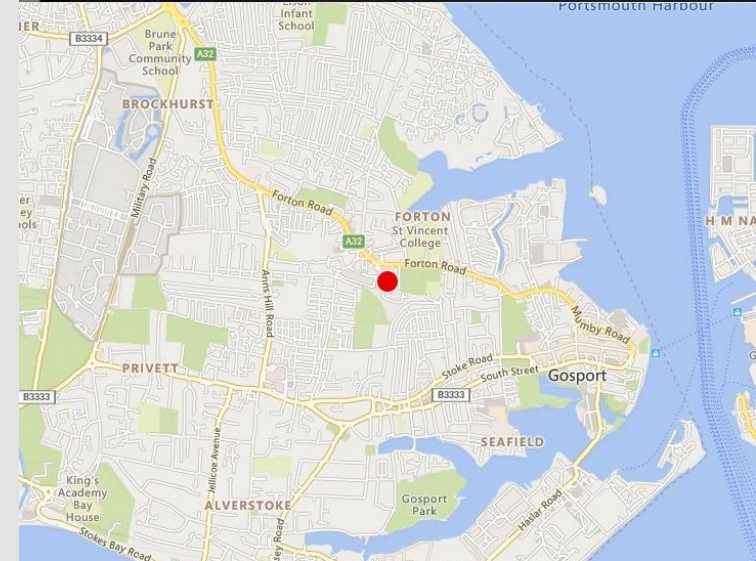
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new FRI lease on terms to be agreed. Rent is £36,000 per annum or may also be available for sale, with price on application.

EPC

The Energy Performance Asset Rating is C (56).



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Regulated by RICS 12-May-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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