



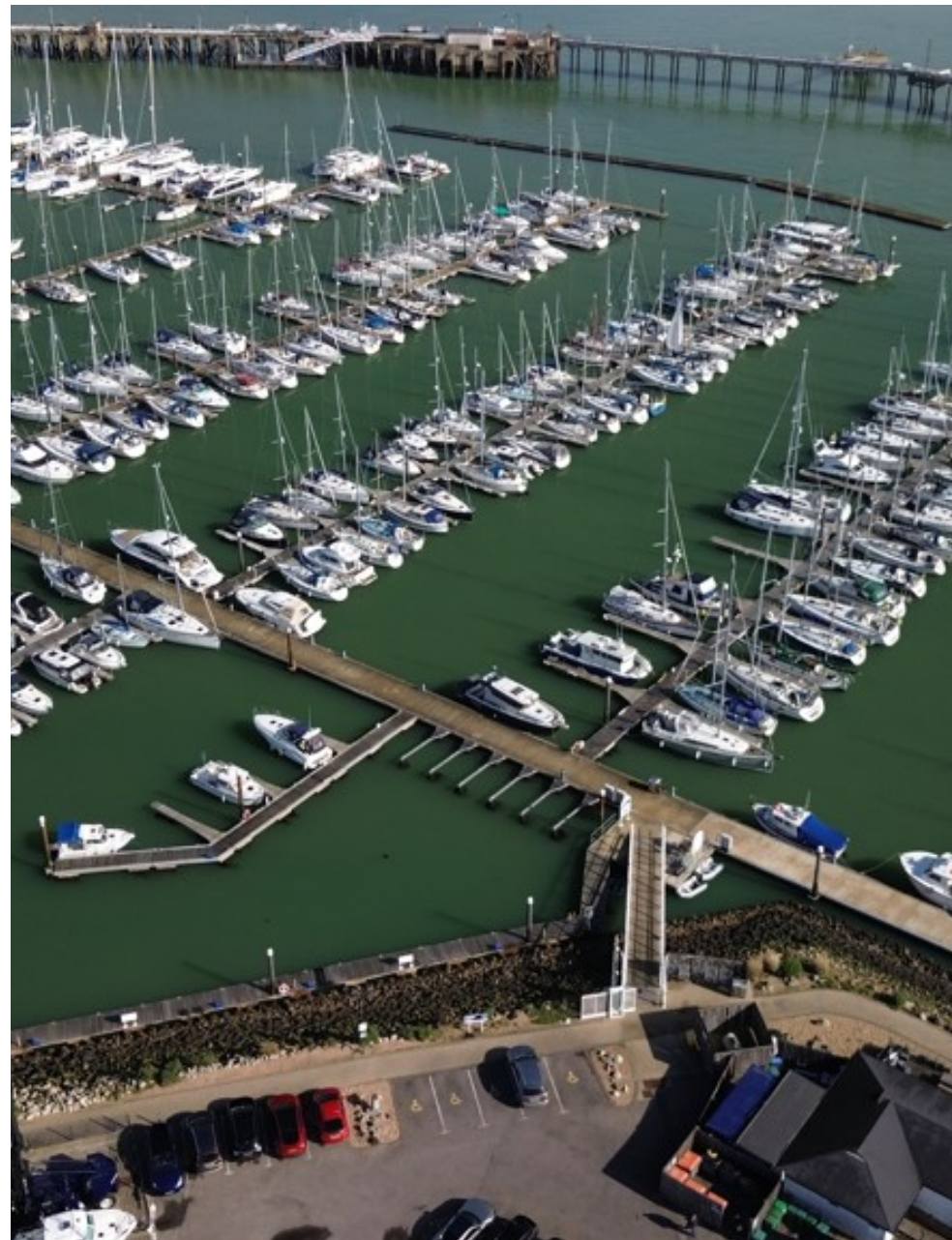
TO LET

Endeavour Quay, Second Floor Unit 8
Mumby Road, Gosport, Hampshire, PO12 1AH



Key Features

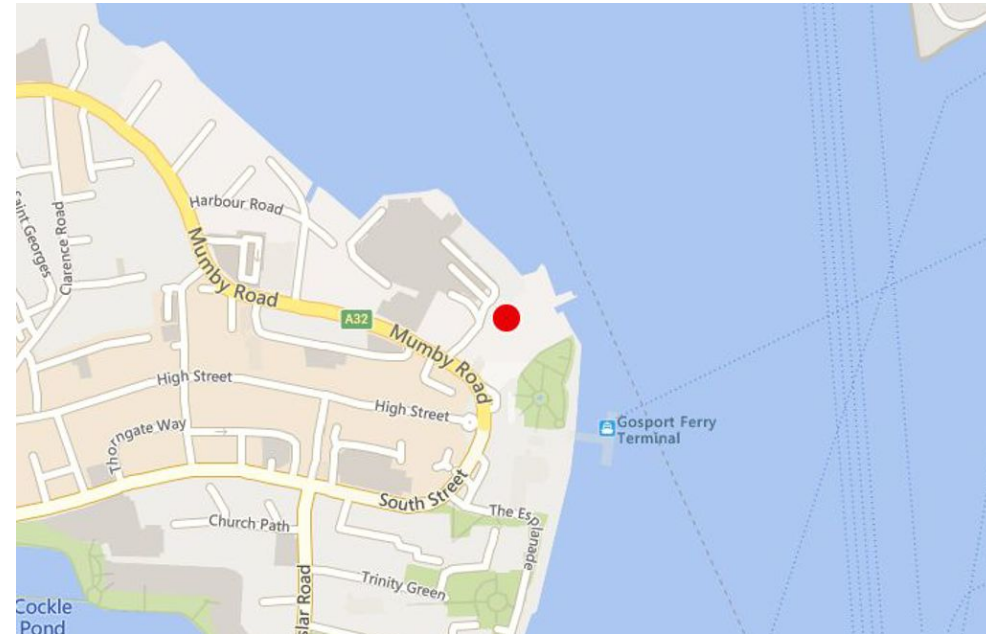
- Easily Accessible via Public Transport
- Situated in a busy and well managed marina
- Opportunity for occupiers seeking well-located, flexible office space in a vibrant waterside setting
- Open plan office space with good natural light
- 100% small business rate relief eligible
- New IRI lease available
- Rent £6,500 pax





Location & Situation

Gosport is located on the south coast, approximately three miles south-west of Portsmouth, six miles south-east of Fareham and 15 miles south-east of Southampton. The office is located within Gosport Marina, accessed from Mumby Road (A32), and form part of the wider Endeavour Quay waterside commercial environment. The Gosport Ferry terminal is within a short walk, as is Gosport High Street, providing a wider range of retail and leisure facilities.





Description & Accommodation

The subject accommodation is located on the second floor of the principal office building within Gosport Marina. Access is via a secure fob entry system, with the suite benefiting from 24-hour access.

The suite comprises open-plan office accommodation with generous natural light with shared separate WCs and a kitchenette. The unit benefits from two dedicated parking spaces.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Second Floor, Unit 8	400	37.16
Total	400	37.16





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Rateable Value

Rateable Value (2026): £6,000

100% small business rate relief eligible.

EPC

We understand the property has an EPC rating of D (expiry date - 24/04/2027).

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Terms

The property is available to let by way of a new, internal repairing and insuring lease for a minimum term of five years at a rent of £6,500 per annum exclusive, subject to annual RPI increases. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

A rent deposit equivalent to three months' headline rent, plus VAT, will be required.

The service charge, which contributes towards estate management costs, is currently £819.68 per annum and includes the building insurance for the premises. The service charge is budgeted annually and is therefore subject to increase or decrease depending on the costs incurred.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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27 August 2026

