



TO LET

Endeavour Quay, Ground And First Floors, Units 12-18
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
- Six car parking spaces included
- Good natural light
- Open plan office space to be refurbished subject to tenant requirements and terms
- Own ground floor entrance and reception area
- Flexible leases and incentives available
- Rent £1,600 pax
- On site cafe





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. Gosport links directly to Portsmouth via a pedestrian ferry that runs throughout the day with a journey time of four minutes. The A32 (Fareham Road) is the principal arterial route to Gosport and provides good access to the M27 at junctions 10 and 11, which in turn links to the M3 at Southampton and the A3(M) at Havant.

The offices are located in the main marina entrance, off Mumby Road (A32). The Gosport Ferry is a short walk and there are amenities on site, as well as in the High Street, which is located a short walk away. The site hosts a number of occupiers of different trades.





Description & Accommodation

The subject premises comprise a first-floor office suite situated within the far unit of the marina development, in a prominent position adjacent to the ferry terminal. The suite benefits from its own dedicated ground floor entrance, which presents an opportunity to be utilised as a reception area or client-facing space, subject to occupational requirements.

The first floor offers predominantly open-plan accommodation incorporating a kitchenette and a self-contained W/C facility. The current layout includes a number of demountable partitioned meeting rooms which may be removed to maximise the open-plan configuration, if desired.

The suite enjoys panoramic views across the Solent towards Portsmouth City and benefits from six demised car parking spaces located on-site. Although the building is of modern construction, occupiers further benefit from access to shared shower facilities, enhancing the amenity offering.

This accommodation presents a highly desirable opportunity for occupiers seeking well-located, flexible office space in a vibrant waterside setting.

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor	380	35.3
First Floor	1,628	151.24
Total	2,008	186.54





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Rateable Value

Rateable Value (2023): £14,500.

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

We understand the property has an EPC rating of C.

Planning

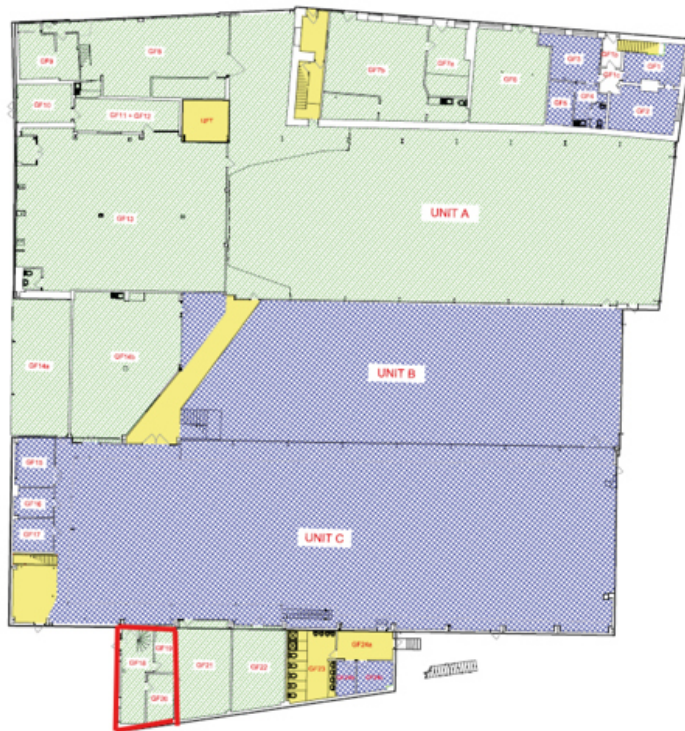
Interested parties should make their own planning enquiries and satisfy themselves in this regard.

The unit is not suitable for food and leisure.





Ground Floor



First Floor



FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a minimum term of 5 years at £1,600 pcm, which will be subject to annual RPI increases. The lease will be excluded from the L&T Act 1954. A rent deposit equivalent to 3 months headline rent will be required.

The service charge, which contributes towards estate management, is currently £3,959 per annum and includes the building insurance for the premises.

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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07800 562509

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1 July 2025

