



TO LET

Endeavour Quay, First Floor, Units 1-2
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
- Three car parking spaces included
- Good natural light
- Open plan office space
- Space for kitchenette and W/C
- Flexible leases and incentives available
- Rent £1,315 pcm





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 accommodation is located on the first floor of the principal office building within Gosport Marina, forming part of an established waterside commercial environment. Access to the building is controlled via a secure key card entry system, with the suite being readily accessible during standard business hours.

The suite comprises an open-plan office benefitting from generous levels of natural light and a maritime aesthetic, consistent with its marina-side location. The configuration provides flexibility for tenant fit-out, with provisions in place for the installation of a kitchenette and dedicated W/C facilities, if required. Alternatively, shared W/C and shower facilities are available within the common parts of the building/site.

The suite affords attractive views overlooking Gosport Marina and is allocated three on-site car parking spaces.

This accommodation offers a unique opportunity for occupiers seeking light, open-plan office space within a distinctive marine setting, with potential for bespoke internal fit-out.

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
First Floor	1,255	116.59
Total	1,225	113.8





Rateable Value

Rateable Value (2023): £14,750.

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.





FLOOR PLAN For identification purposes only.



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 £1,315 per month, 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 £2,352 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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30 June 2025

