



Endeavour Quay, Mumby Road,  
Gosport, Hampshire, PO12 1AH

**TO LET**

## CHARACTER OFFICE BUILDING

Sizes from 887 sq ft - 1,192 sq ft

### Key Features:

- Easily Accessible via Public Transport
- Situated in a busy marina
- Waterside Location
- Parking available
- Good natural light
- Open plan office space
- Shared W/C facilities
- Potential space for kitchenettes
- The site hosts a number of occupiers of different trades





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## Location

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.

## Accommodation

We have a variety of units available so please check our website for up to date availability.

Current availability with floor areas below:

Suite	Sq Ft	Sq M
FF 1-2	1,912 sq ft	110.74 sq m
FF 3-5	887 sq ft	82.44 sq m

## EPC

We understand the property to have an EPC rating of C.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed. Rent on application.

There is a service charge, which contributes towards estate management. Please enquire with the agent. This includes the building insurance for the premises.

A rent deposit equivalent to 3 months headline rent will be required.

Rent reviews to be agreed.

## Business Rates

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.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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[www.flude.com](http://www.flude.com)



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH