

TO LET

Trade Counter & Industrial/Warehouse/Showroom Premises

Brand new prominent development – subject to planning

From 2,000 sq ft (185 sq m) to 15,465 sq ft (1,437 sq m)



**Lambert
Smith
Hampton**

Phase 2, Brockhurst Gate, Cotsworth Road, Gosport, Hampshire PO13 0AF



**Unit 10 reserved for
Screwfix**

**Planning Consent
Granted**

Phase 2, Brockhurst Gate, Cotsworth Road, Gosport, Hampshire PO13 0AF



LOCATION

The proposed development benefits from close proximity to the A32, the principal access route through Gosport, which provides good links to the south coast via the M27 motorway. Junction 11 of the M27 is within a 10 minute drive and Southampton Airport is 17 miles to the north west. Gosport town centre and ferry port to Portsmouth are located 2 miles to the south.

Situated at the junction of the A32 with Heritage Way, the development is adjacent to the recently completed Brockhurst Gate Retail Park which is fully let and includes occupiers such as **LIDL, Marks and Spencer Foodhall, Home Bargains, Jollies, Iceland, Costa and McDonalds**. These developments have a shared access road off Heritage Way so Phase 2 will benefit from a high number of passing vehicles and strong footfall generated by the retail park.



- 174,000 people live within 15 minute drive
- 360,000 people live within a 10 km radius



- 17 miles – East of Southampton
- 11 miles – West of Portsmouth
- 2 miles – North of Gosport town centre



- 3.4 miles - Solent Airport
- 16.5 miles - Southampton International Airport

Phase 2, Brockhurst Gate, Cotsworth Road, Gosport, Hampshire PO13 0AF

DESCRIPTION

Once constructed, the new scheme will provide new shell trade counter and industrial/warehouse units benefitting from the following specification:

- **B1, B2 & B8 Use**
- 37 kN/m² ground floor loading capacity
- 6m eaves height
- 3 phase power
- Sectional roller shutter doors
- Allocated parking and loading area

TIMING

It is anticipated construction will commence early 2021 with units ready for occupation **Spring 2022**.

TERMS

The units are available, subject to planning, to let on new full repairing and insuring leases on terms to be agreed.

Rent upon application.

LEGAL COSTS

Each party to pay their respective legal costs.

VAT

VAT will be payable on the rent and service charge.



Phase 2, Brockhurst Gate, Cotsworth Road, Gosport, Hampshire PO13 0AF

VIEWING & FURTHER INFORMATION

For further information, please contact the joint sole agents:

Elise Evans

T: 01489 579579

eevans@lsh.co.uk

Alex Hirst

T: 02380 330041

ahirst@lsh.co.uk

Andy Hellier

T: 01329 220111

ah@hlp.co.uk

Matt Poplett

T: 02380 574512

matt@hlp.co.uk

**Lambert
Smith
Hampton**



Subject to Contract and Exclusive of VAT © Lambert Smith Hampton June 2019.

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.