

ENDEAVOUR QUAY, THE QUAY, MUMBY ROAD, GOSPORT PO12 1AH



NEWLY REFURBISHED OFFICES TO LET



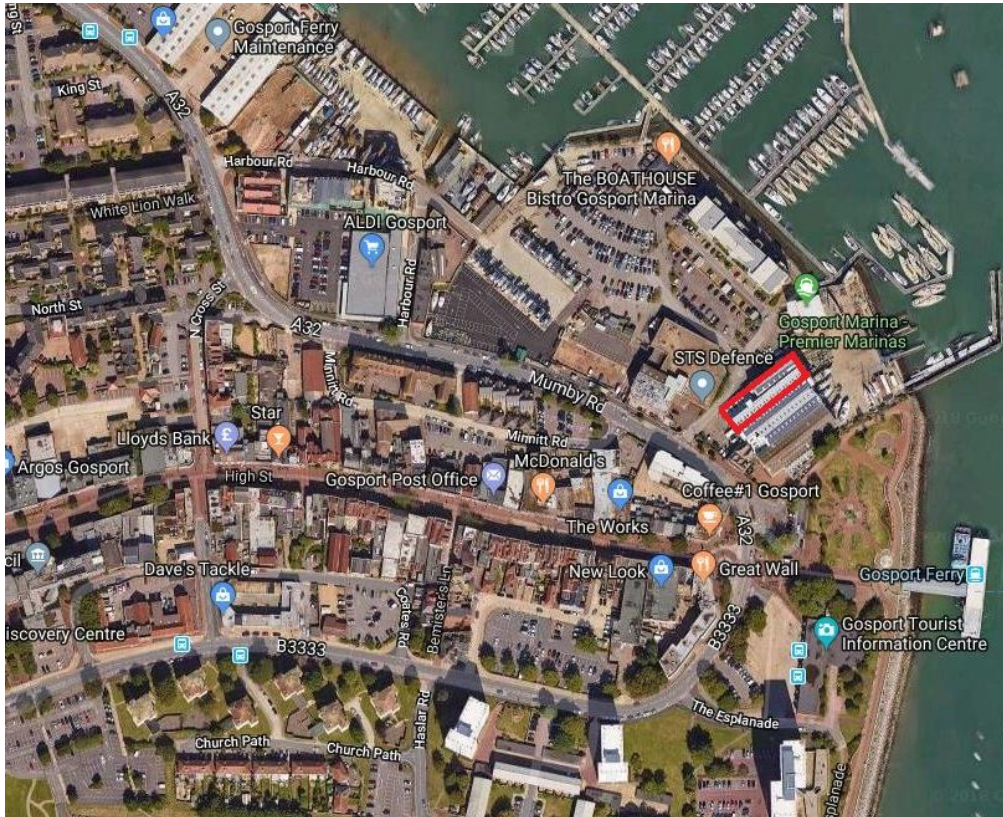
KEY FEATURES

- Newly refurbished contemporary offices
- Views over marina*
- Historic building
- Parking



64.47 to 233.49 sq m (694 to 3207 sq ft) Gross Internal Area

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***Map produced for locational purposes only**

LOCATION

Endeavour Quay is a world class prestigious marina development with roots dating back to 1782.

The full service boatyard has deep water berthing, the marina has 500 wet berths and a dry stack that has the capacity to berth 148 boats.

Business located within the Premier Marina estate include Clipper Race Training Centre, YouBoat Marine Chandler, Sail Training International and STS Defence.

The property is located on the A32 running from Fareham interlinking with Junction 9 of the M27. Portsmouth Harbour is the nearest train station, the main London to Waterloo line (approximately 1.5 hours journey time). Portsmouth Harbour is a 5 minute ferry ride and walk from Endeavour Quay. Regular ferry services run from Portsmouth to the Isle of Wight.

On-site provisions include the Boat House Café. Further provisions and amenities can be found two minutes away at Gosport High Street. These include a number of banks, coffee shops and a variety of national high street retailers. Waitrose, Aldi, Tesco Local, Co-op are located nearby.

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Unit SF 1 & 2



View from SF 1 & 2



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DESCRIPTION

The prominent building is of traditional brick construction under an insulated pitched roof. The property has recently been refurbished throughout to provide contemporary style offices. The offices benefit from:

- Views across the harbor
- Open plan
- Electric heating
- Kitchenette/tea point
- Car parking

TENURE

Leasehold.

TERMS

The office units are available by way of a new effective full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Both parties to pay their own legal costs.

EPC RATING

D(92) and D(125)

SCHEDULE OF AREAS (APPROX. GIA)

Office	ft ²	m ²	Rent Pax	Service Charge	Rateable Value*
SF1 & 2	1233	114.56	£12,330	£1,781 pa	£6,800
SF3 to 5	1280	118.93	£16,650	£1,918 pa	£9,900
Combined	2513	233.49	£28,980	£3,699 pa	
SF7	694	64.47	£10,500	£1,016 pa	£5,800

*We are advised by online enquiry via www.voa.gov.uk that the property has the above Rateable Values with effect from 1 April 2017. However, interested parties are advised to confirm the accuracy of this information.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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Unit SF 3-5



Unit SF 3-5

SUBJECT TO CONTRACT
July 2020

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