

PHASE 2



BROCKHURST GATE

# TO LET

Trade Counter & Industrial/Warehouse  
Showroom Premises

2,292 sq ft (213 sq m) - 17,930 sq ft (1,664 sq m)

Brand New Prominent Development - **Planning Consent Granted**



Artist's CGI impression of finished development

Units 1 & 10: **UNDER OFFER**

Successfully delivering commercial  
developments for over 20 years

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



HELLIER  
LANGSTON

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### Location

Centrally located on the peninsula, half way between Fareham and Gosport, Phase 2 Brockhurst Gate will benefit from close proximity to the A32 Fareham Road, 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 and Heritage Way, the development is adjacent to the already completed Brockhurst Gate Retail Park which is fully let and includes occupiers such as LIDL, Marks and Spencer Foodhall, Home Bargains, Jollyes, Iceland, Costa and McDonalds. These developments have a shared access road (Cotsworth Road) off Heritage Way so Phase 2 will benefit from a high number of passing vehicles and strong footfall generated by the retail park.

### Accommodation

| Unit 1 UNDER OFFER                   |                             |
|--------------------------------------|-----------------------------|
| Unit 2<br>GF: 5,000 sq ft (464 sq m) | Potential<br>Mezzanine Area |
| Unit 3<br>GF: 4,000 sq ft (371 sq m) |                             |
| Unit 4<br>GF: 7,500 sq ft (696 sq m) |                             |
| Unit 5<br>GF: 2,292 sq ft (213 sq m) | MF: 1,430 sq ft (133 sq m)  |
| Unit 6<br>GF: 3,854 sq ft (359 sq m) | MF: 1,323 sq ft (123 sq m)  |
| Unit 7<br>GF: 3,854 sq ft (359 sq m) | MF: 2,583 sq ft (240 sq m)  |
| Unit 8<br>GF: 3,562 sq ft (331 sq m) | MF: 2,583 sq ft (240 sq m)  |
| Unit 9<br>GF: 3,476 sq ft (323 sq m) | MF: 2,292 sq ft (213 sq m)  |
| Unit 10 UNDER OFFER                  | MF: 2,152 sq ft (200 sq m)  |

All dimensions are gross internal area (GIA) and are taken from the architect's plans. They are therefore subject to change during final construction and should only be used for reference.



## Description

Once constructed, Phase 2 - Brockhurst Gate will provide new shell Trade Counters & Industrial/Warehouse Units with Showroom potential.

The finished units will feature the following specification:

- B8, B2 and Class E use\*
- 37 kN/m<sup>2</sup> ground floor loading capacity
- 6m eaves height
- 3 phase power
- Sectional roller shutter doors
- Allocated parking and loading area



Phase 2 Brockhurst Gate benefits from a residential catchment area with more than 800,000 people living working and shopping within a 30 minute drive time of the park.



17 miles east of Southampton.  
11 miles west of Portsmouth.  
2 miles north of Gosport town centre.



3.4 miles to Solent Airport.  
16.5 miles to Southampton International Airport.

All drive times are approximate and are dependent on the time of day and traffic conditions.

\*[www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](http://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

A32 to Gosport

A32 to Fareham



Aerial photograph of Phase 2 - Brockhurst Gate looking South West



Artist's CGI impression of finished development



Direct access to Phase 2 from Heritage Way  
All traffic going to the retail park has to drive past Phase 2

■ Estate Board plus opportunities for individual occupier signage

PHASE 2  
**BG**  
BROCKHURST GATE

#### Sat Nav

Cotsworth Road PO13 0AF.

#### Terms

Agreements to lease available for all units 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.

#### Viewing & further information

Please contact the joint sole agents:

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Millgate are a South East based developer who have over 20 years of experience successfully delivering commercial developments. They are the developers and owners of the adjoining Brockhurst Gate Retail Park.