

HughesEllard

Newly Refurbished Offices – To Let

64.47 to 233.49 sq m (694 to 3207 sq ft)

Endeavour Quay The Quay Mumby Road Gosport Hampshire PO12 1AH



HughesEllard

Endeavour Quay The Quay Mumby Road Gosport Hampshire PO12 1AH

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 including a number of banks, coffee shops and, a variety of national high street retailers. Waitrose, Aldi, Tesco Local, Co-op are located nearby.

Key Points:

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



HughesEllard

Endeavour Quay The Quay Mumby Road Gosport Hampshire PO12 1AH



HughesEllard

Endeavour Quay The Quay Mumby Road Gosport Hampshire PO12 1AH

Description

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

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

Accommodation

The property has the following Gross Internal Areas (GIA):

Office	Size m ²	Size ft ²	Rent Pax	Service Charge	Rateable Value*
SF1 & 2	114.56	1233	£12,330	£1,781 pa	£6,800
SF3 to 5	118.93	1280	£16,650	£1,918 pa	£9,900
Combined	233.49	2513	£28,980	£3,699 pa	
SF7	64.47	694	£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 Value with effect from 1 April 2017. However, interested parties are advised to confirm the accuracy of this information.

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) & D(125)



Please get in touch with our agent using the contact details below:

Harnish Patel

01329 222837

07825 276132

hpatel@hughesellard.com



Location

- DISCLAIMER: HUGHES ELLARD
Hughes Ellard on its behalf and for the Vendors or Lessors of this property whose agents they are, give notice that:
- 1) These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
 - 2) Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of Hughes Ellard Limited has any authority to make any representation or warranty whatsoever in relation to this property.
 - 4) Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Regulated by RICS
MAY 2018



*Map produced for locational purposes only