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



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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.

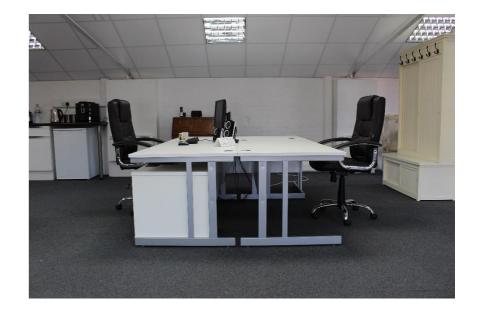
The property is located on the A32 running from Fareham interlinking with Junction 9 of the M27. Portsmouth Harbour is the nearest train station, the main London to Waterloo line (approximately 1.5 hours journey time). Portsmouth Harbour is a 5 minute ferry ride and walk from Endeavour Quay. Regular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







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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 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):

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)

Office	Size m²	Size ft ²	Rent	Service	Rateable
			Pax	Charge	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.





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

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Location

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Regulated by RICS MAY 2018



*Map produced for locational purposes only