

**DETACHED FACTORY UNIT
WITH POTENTIAL YARD AREA
5,900 sq ft / 550 sq m
TO LET- NEW LEASE**



**UNIT 1 WINGATE ROAD
FORT BROCKHURST INDUSTRIAL ESTATE
GOSPORT,
HAMPSHIRE PO12 4DR**

- **AVAILABLE NOW.**
- **REVISED QUOTING RENTAL**
- **LIGHTING AND HEATING INSTALLED**
- **POTENTIAL YARD AREA**

LOCATION

The Fort Brockhurst Industrial Estate is located west of Gosport town centre, some five miles south of Fareham. It is just off the main A32 Gosport to Fareham Road. The estate has seen considerable expansion in recent times following the completion of the adjoining Heritage Business Park

The unit is prominently situated at the junction of Wingate Road & Gunners Way.

DESCRIPTION

It is a detached building comprising two factory bays plus open plan office space fronting the building. The external elevations have been over clad with colour coated pressed steel sheets within the last five years.

There is parking to the rear and side of the building.

Factory Floor Area	4,975 sq ft / 465 sq m
Office floor area	925 sq ft / 85 sq.m
Total Floor area	5,900 sq ft / 550 sq m

SERVICES

3 phase power, strip lighting and oil fired space heating are all installed.

RENTAL

£ 25,000 per annum exclusive of Rates plus VAT, subject to contract.

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

RATES

Rateable Value £23,886. Rates payable £ 10,939

Source of information www.voa.gov.uk 2010 Rating List

VIEWING

By appointment with owner's agents:-

Cyan Power Commercial Property Agents

Tel 01329 220688

Attention Ian Power

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.

Energy Performance Certificate

Non-Domestic Building



1 Wingate Road
GOSPORT
PO12 4DR

Certificate Reference Number:
0230-0232-6839-9305-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93

This is how energy efficient the building is,

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	549
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	49.26

Benchmarks

Buildings similar to this one could have rating as follows:

22 If newly built

57 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.