

Unit 8, Brockhurst Gate Retail Park

Fareham Road, Gosport, PO13 0AF

Lambert
Smith
Hampton



Proposed 8,000 sq ft (743.22 sq m) Retail Warehouse Unit To Let

- Proposed retail warehouse premises of up to 8,000 sq ft.
- Extension of the award winning Brockhurst Retail Park (opened Q1 2019).
- Adjacent and nearby occupiers include McDonald's, Costa, Lidl, M&S Foodhall, Home Bargains, The Food Warehouse, Jollies, The Range and Starbucks.
- Available by way of pre-let agreement on terms to be agreed.
- Potential for bespoke unit.

TO LET

Unit 8, Brockhurst Gate Retail Park

Fareham Road, Gosport, PO13 0AF

Location

Centrally located on the Gosport peninsula on the A32, halfway between Fareham and Gosport. There is a catchment population of 174,000 within a 15 minute drive time and 360,000 within 15 km'.

Brockhurst Gate Retail Park and its immediate environs has become the new retail, A3 and leisure hub of the Gosport Peninsula. Immediately opposite the Park, is the recently completed Gosport Leisure Centre, ice rink, Premier Inn, 5 aside football and The Sailmaker, Starbucks and a Marston's family pub.

Tenants

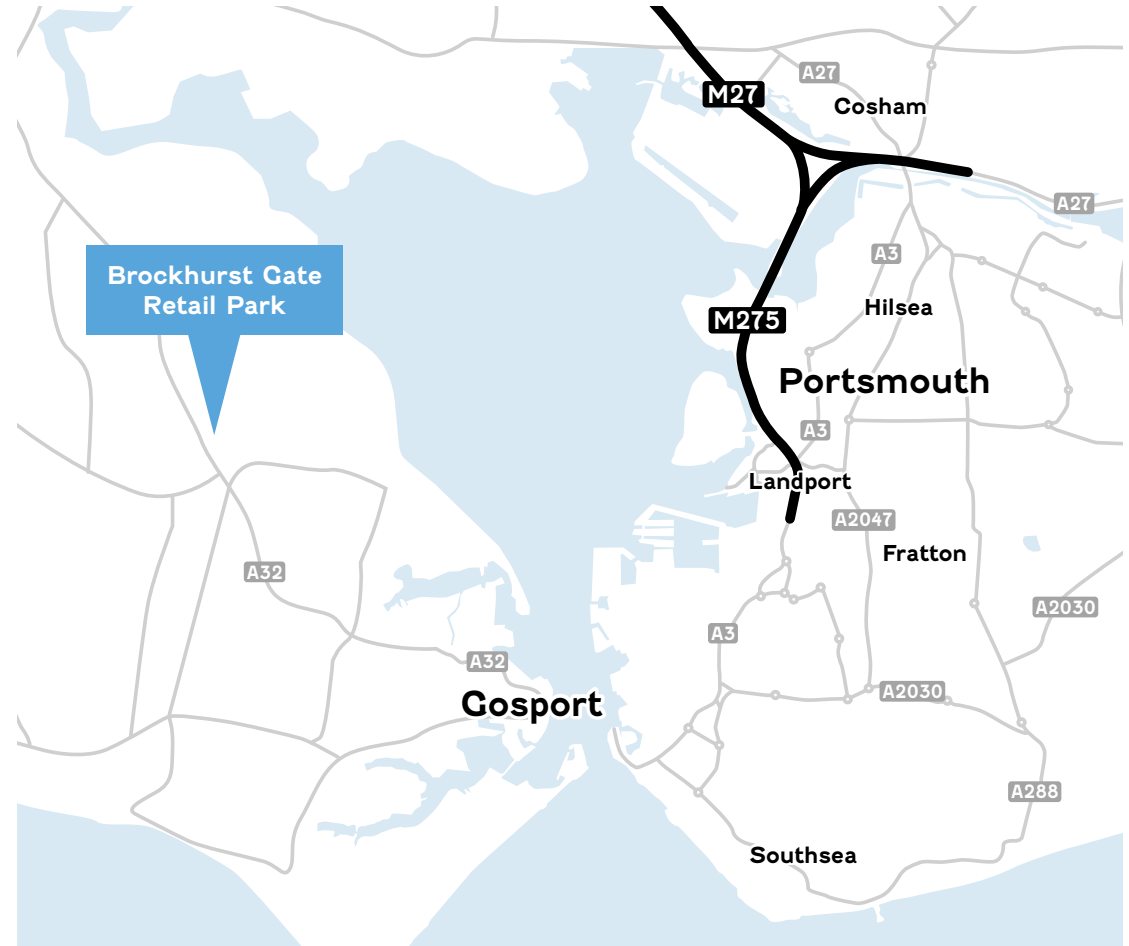
McDonald's, Costa, Lidl, M&S Foodhall, Home Bargains, The Food Warehouse, Jollyes.

Description

A new end of terrace unit which will share the existing car park (to be increased by 16 spaces including 12 new electric charging bays) with rear service yard.

Accommodation

A proposed premises of 4,000 sq ft ground floor accommodation with full mezzanine floor, creating 8,000 sq ft GIA.



74 miles
south west
of London

15 miles
east of
Southampton

3 miles
west of
Portsmouth



Unit 8, Brockhurst Gate Retail Park

Fareham Road, Gosport, PO13 0AF

Terms

The property is available on a new lease. Terms by negotiation.

Planning

Class E(a) Display or retail sale of goods, other than hot food.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to pay its own legal costs incurred in the transaction.

Developer

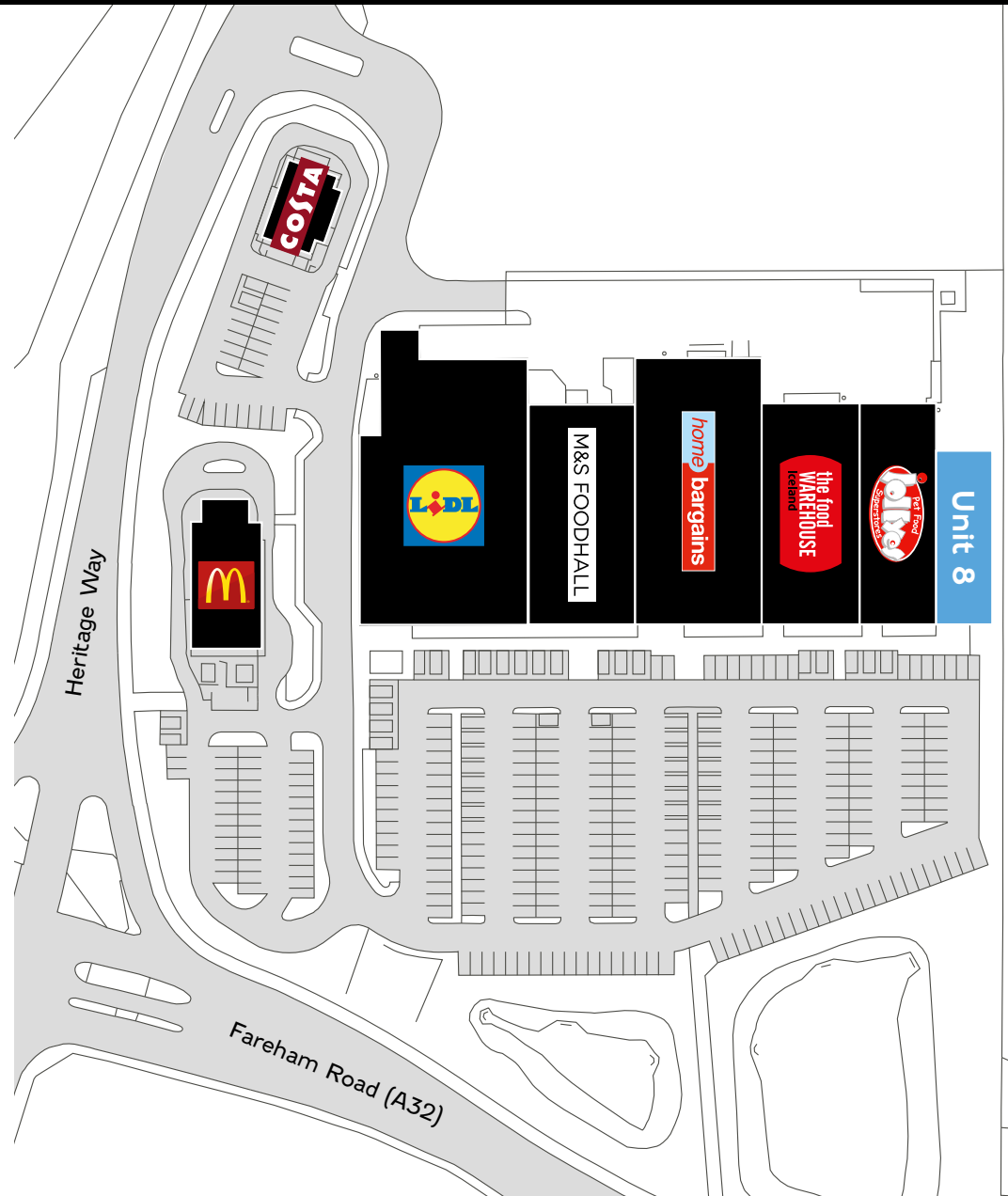
Millngate are the owners of the retail park and the proposed employment and trade counter park to the rear. Formed in 1997, they have a successful track record of delivering commercial premises throughout the UK. For further information, see www.millingate.com.

Rateable Value

TBA.

EPC

TBA.



Unit 8, Brockhurst Gate Retail Park

Fareham Road, Gosport, PO13 0AF

For further information
contact the joint agents:

Lambert
Smith
Hampton

Elise Evans
07703 393 120
eevans@lsh.co.uk

Lambert
Smith
Hampton

John Butt
07771 503 155
jbutt@lsh.co.uk

millngate
adding value to property

Ish.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from and use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 20-Apr-2022

© The Completely Group Limited 2022. All content and data, including text, maps, plans, drawings and photography cannot be reproduced, edited, distributed or republished without prior consent of The Completely Group Limited and any third party holding existing rights. All rights reserved.

March 2022 | 700236.001 | Designed and produced by THE COMPLETELY GROUP // www.completelygroup.com

