



**HOLLOWAY  
ILIFFE &  
MITCHELL**

# Offices & Lab Space

## TO LET

Hoeford Business Park  
Barwell Lane  
GOSPORT  
PO13 0AU

## TO LET



**023 9237 7800**



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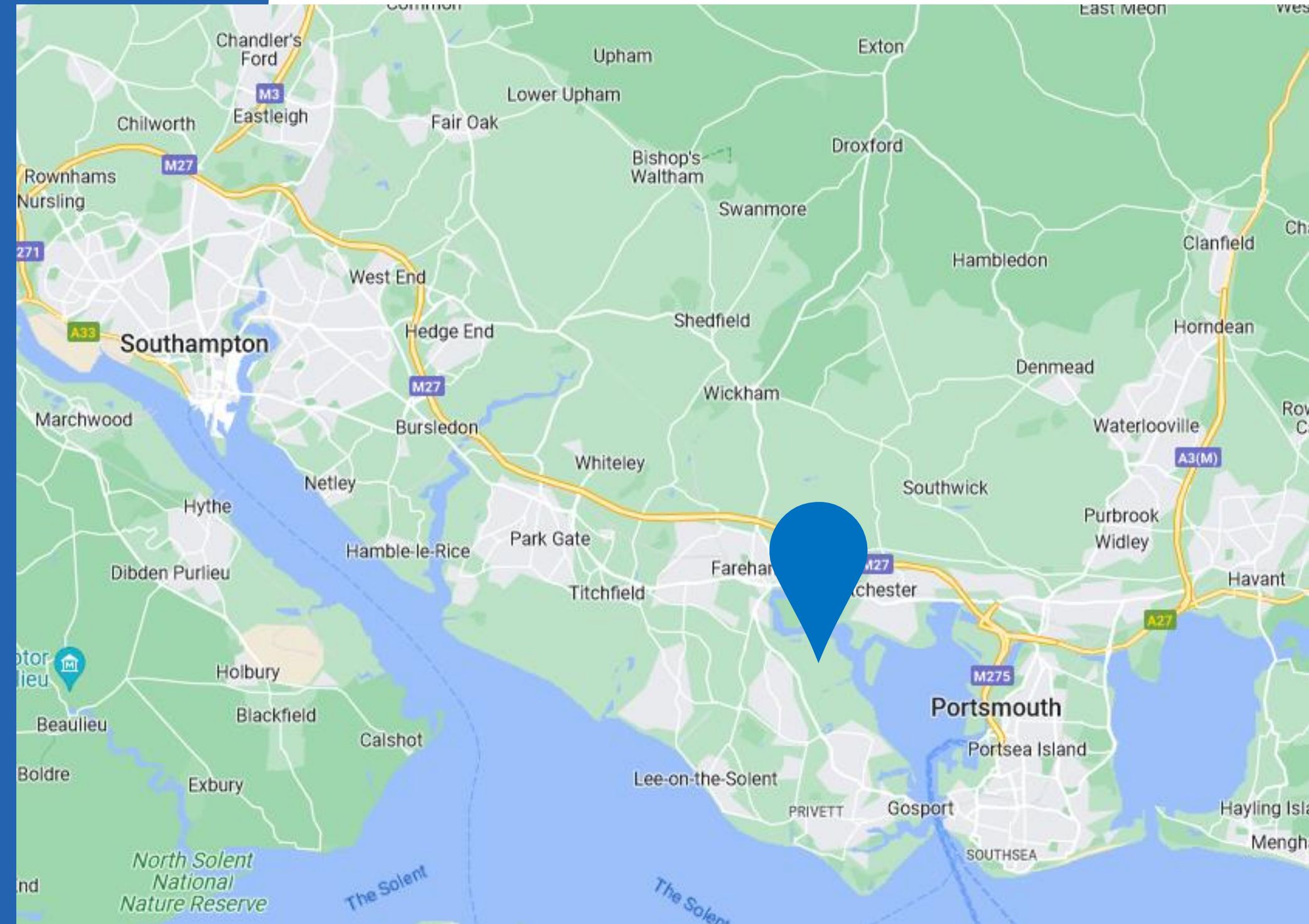
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# Location

The offices and lab accommodation are located within Gosport a historic town situated south of Fareham and forming part of the south coast conurbation between the commercial hubs and ports of Southampton and Portsmouth.

The units are situated within the northern part of Gosport with Fareham town centre approximately 2 miles away by car. The site benefits from good transport links with Fareham Train Station (with direct trains to London Waterloo) and junction 11 of the M27 within easy reach.



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## Description

We are instructed to market a range of office and lab accommodation.

The space is situated within a gated compound with access to car parking. The office and lab space benefits from access to toilet and kitchenette facilities.

In our view the space would lend itself to a range of uses (subject to planning).

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

## EPC

For further information on Energy Performance Certificates please see the schedule overleaf.

## Business Rates

For information on business rates please visit the Valuation Office Agency (VOA) at

<https://www.tax.service.gov.uk/business-rates-find/search>



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# Terms

The office and lab accommodation is available to let on terms to be agreed at the following guide rents:

Space	Floor Area (m2)	Floor Area (Sq. Ft.)	Rent	EPC
Engineering Offices	137	1,478	Rent on Application	92 D
Main Building (1st Floor Lab)	89	956 *unable to measure part of suite	Rent on Application	45 B
Main Building (2nd Floor Lab))	107	1,153	Rent on Application	45 B

\*The accommodation has been measured on a Net Internal Area basis (NIA).



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## Viewings

Strictly by appointment with sole agents Holloway Iliffe & Mitchell  
– 023 9237 7800

## Contacts



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Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT.

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers 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. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 02/03/2021.