

PHASE 2

BG

BROCKHURST GATE

TO LET or FOR SALE

Trade Counter & Industrial/Warehouse
Showroom Premises

2,000 sq ft (185 sq m) - 15,465 sq ft (1,437 sq m)

Brand New Prominent Development - **Planning Consent Granted**



Artist's CGI impression of finished development

Unit 10: Reserved for Screwfix

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Phase 2 - Brockhurst Gate
Cotsworth Road Gosport Hampshire PO13 0AF

**HELLIER
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01329 220 111
02382 022 111
www.hlp.co.uk

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Smith
Hampton**

023 8033 0041
01489 579579
www.lsh.co.uk



Location

Phase 2 - Brockhurst Gate will benefit from close proximity to the A32 Fareham Road, the principal access route through Gosport, which provides good links to the south coast via the M27 motorway.

Junction 11 of the M27 is a within a 10 minute drive and Southampton Airport is 17 miles to the north west. Gosport town centre and ferry port to Portsmouth are located 2 miles to the south.

Situated at the junction of the A32 and Heritage Way, the development is adjacent to the already completed Brockhurst Gate Retail Park which is fully let and includes occupiers such as LIDL, Marks and Spencer Foodhall, Home Bargains, Jollyes, Iceland, Costa and McDonalds. These developments have a shared access road (Cotsworth Road) off Heritage Way so Phase 2 will benefit from a high number of passing vehicles and strong footfall generated by the retail park.

Accommodation

Unit 1:	7,491 sq ft	(696 sq m)
Unit 2:	5,155 sq ft	(479 sq m)
Unit 3:	5,155 sq ft	(479 sq m)
Unit 4:	5,155 sq ft	(479 sq m)
Unit 5:	2,000 sq ft	(185 sq m)
Unit 6:	2,000 sq ft	(185 sq m)
Unit 7:	2,000 sq ft	(185 sq m)
Unit 8:	2,000 sq ft	(185 sq m)
Unit 9:	2,000 sq ft	(185 sq m)
Unit 10:	Reserved for Screwfix	

There is potential to combine Units 2, 3 & 4 to provide a range of units between 5,155 sq ft (479 sq m) and 15,465 sq ft (1,437 sq m).

All dimensions are gross internal area (GIA) and are taken from the architect's plans. They are therefore subject to change during final construction and should only be used for reference.



Description

Once constructed, Phase 2 - Brockhurst Gate will provide new shell Trade Counters & Industrial/Warehouse Units with Showroom potential.

The finished units will feature the following specification:

- B8, B2 and Class E use*
- 37 kN/m² ground floor loading capacity
- 6m eaves height
- 3 phase power
- Sectional roller shutter doors
- Allocated parking and loading area

Timing

It is anticipated construction will commence early 2021 with units ready for occupation Spring 2022.



Phase 2 Brockhurst Gate benefits from a residential catchment area with more than 800,000 people living working and shopping within a 30 minute drive time of the park.

17 miles east of Southampton.
11 miles west of Portsmouth.
2 miles north of Gosport town centre.

3.4 miles to Solent Airport.
16.5 miles to Southampton International Airport.

All drive times are approximate and are dependent on the time of day and traffic conditions.

*www.planningportal.co.uk/info/200130/common_projects/9/change_of_use



Aerial photograph of Phase 2 - Brockhurst Gate looking South West

Phase 2 - Brockhurst Gate
Cotsworth Road Gosport Hampshire PO13 0AF





Artist's CGI impression of finished development



Direct access to Phase 2 from Heritage Way
All traffic going to the retail park has to drive past Phase 2

Disclaimer

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Sat Nav

Cotsworth Road PO13 0AF

Terms

The units are available to let on new full repairing and insuring leases on terms to be agreed. Rent or freehold upon application.

Legal costs

Each party to pay their respective legal costs.

VAT

VAT will be payable on the rent and service charge.

Viewing & further information

Please contact the joint sole agents:

Andy Hellier

DDI: 01329 225744
M: 07930 661782
E: andy@hlp.co.uk

Matthew Poplett

DDI: 02380 574512
M: 07971 824525
E: matt@hlp.co.uk

Elise Evans

DDI: 01489 663532
M: 07703 393120
E: eevans@lsh.co.uk

Alex Hirst

DDI: 02380 713076
M: 0754 870 4427
E: ahirst@lsh.co.uk

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02382 022 111
www.hlp.co.uk

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Millngate are a South East based developer who have over 20 years of experience successfully delivering commercial developments. They are the developers and owners of the adjoining Brockhurst Gate Retail Park.