

# Glenmore

## Business Centre

AERODROME ROAD • FRATER GATE • GOSPORT • PO13 0FG

**FOR SALE FREEHOLD  
OR TO LET**



12 new high specification industrial units  
from 941 sq ft (87.4 sq m)

Recently completed industrial development offering an opportunity to own your own property



Unit	Ground Floor sq ft	First Floor sq ft	Total sq ft
1	689	689	<b>1,378</b>
2	<b>RESERVED</b>		
3	996	996	<b>1,992</b>
4	1,233	1,233	<b>2,466</b>
5	1,046	548	<b>1,594</b>
6	1,046	548	<b>1,594</b>
7	1,046	548	<b>1,594</b>
8	713	396	<b>1,109</b>
9	<b>RESERVED</b>		
10	608	336	<b>944</b>
11	605	336	<b>941</b>
12	605	336	<b>941</b>

All dimensions are gross internal areas scaled from plans.  
All dimensions are approximate.  
VAT will be charges on all Prices and Rents

Located at Frater Gate,  
Gosport on the  
A32 Fareham Road,  
approximately 3 miles south  
of Junction 11 of the M27.



## Location

Glenmore Business Centre is a development of 12 high specification light industrial/business units located at Frater Gate, Gosport on the A32 Fareham Road, approximately 3 miles south of Junction 11 of the M27.

## Description

Glenmore Business Centre is a new development of freehold industrial/warehouse units. The new units are constructed of steel portal frames with profile cladding and part brick and block walls. Each unit is provided with a first floor storage area, suitable for upgrading to office space. Designated car parking spaces are included. The development is set in mature landscaping.

## Features

- Steel portal frames.
- Profile steel cladding.
- First floor storage.
- Mains electricity (3 phase), gas, water is available to each unit.
- Vertical lift loading doors.
- Power floated concrete floors.
- Allocated parking spaces.
- Minimum clearance under first floor is 3 metres.
- Prices and rent on application.

## Tenure

All units are available for sale freehold.  
Alternatively new leases can be made available.

## Viewing

Viewing is strictly through appointment with the agents Austin Adams or Hughes Ellard.



Viewings by appointment only  
through joint agents:



Austin Adams Ltd and Hughes Ellard for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or lessees 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, (iii) no person in the employment of Austin Adams Ltd or Hughes Ellard have any authority to make or give any representation or warranty whatever in relation to this property (iv) all prices/rents quoted are exclusive of VAT unless otherwise stated and intending purchasers or lessees should take proper independent advice so that they may be aware of the impact of VAT on their proposed acquisition.