

# For Sale To Let

- Open Plan Office Space
- Self Contained, Own Front Door Offices
- Period Features
- Ample Car Parking
- Flexible Occupation Available



  
**Keygrove**  
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Marina Offices in Grade II Listed Building

484 - 3,100 sq ft (44.96 - 287.99 sq m)

Units 2 & 4 The Mill, Royal Clarence Marina, Weevil Lane, Gosport,  
Hampshire, PO12 1AX

## Description

The Mill is a beautifully converted Grade II listed building. Unit 4 is a 1636 sq ft newly refurbished first floor office and Unit 2 is a 1475 sq ft ground floor office. Unit 2 can be provided as separate suits, flexibly from 480 sq ft.

The offices are accessed via a shared entrance hall. Within the open plan space of both offices there are meeting rooms, a staff kitchen and raised access floors. The offices benefit from electric wall heaters, attractive marina views and strong incentives. Unit 2, 2A and 2B benefit from their own dedicated front doors. Period features include exposed brickwork walls, sash windows, structural pillars and exposed beams.

There are shared WC's in the communal areas which are used by all four tenants of The Mill, 8 car parking spaces and ample additional visitor spaces.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Unit 2 Suite A	484	44.96
Unit 2 Suite B	980	91.04
Unit 4	1,636	151.98
<b>Total</b>	<b>3,100</b>	<b>287.99</b>

## Energy Performance Certificate

Unit 2 EPC rating D 98. Unit 4 EPC rating C 65. A copy of the EPCs is available on request.



## Terms

Unit 2 is available on a new full repairing and insuring lease at an initial rent of £18,500 per annum inclusive of service charge. It can also be provided as two standalone suites.

Unit 4 is available on a new full repairing and insuring lease at an initial rent of £16,400 per annum exclusive.

The long leasehold for Unit 2 (subject to estate charge with 977 years remaining) is available for £221,250.

The long leasehold for Unit 4 (subject to estate charge with 977 years remaining) is available for £245,400.

## Service Charge

There is a service charge payable in respect of this property. The current service charge is £4.28 per sq ft. Rents for Unit 2 are inclusive of service charge.

## Rates

Applicants should make their own enquiries of the valuation office.

## VAT

We are advised that VAT will be payable.



## Location

Royal Clarence Marina is a community of over 700 homes, with complementary commercial property. The marina is accessed via the A32 Gosport Road from junction 11 of the M27. There is excellent access to Portsmouth, via the Harbour ferry which operates every 15 minutes (every 7.5 minutes at peak times) from Gosport Ferry Terminal (approximately 5 minutes walk from Royal Clarence Marina). The ferry journey time is four minutes to Portsmouth Harbour where there is a regular direct line train service to London Waterloo. Royal Clarence Marina benefits from 154 berths for all types of vessel. Southampton International Airport is within a 30 minute drive.

*For all enquiries:*

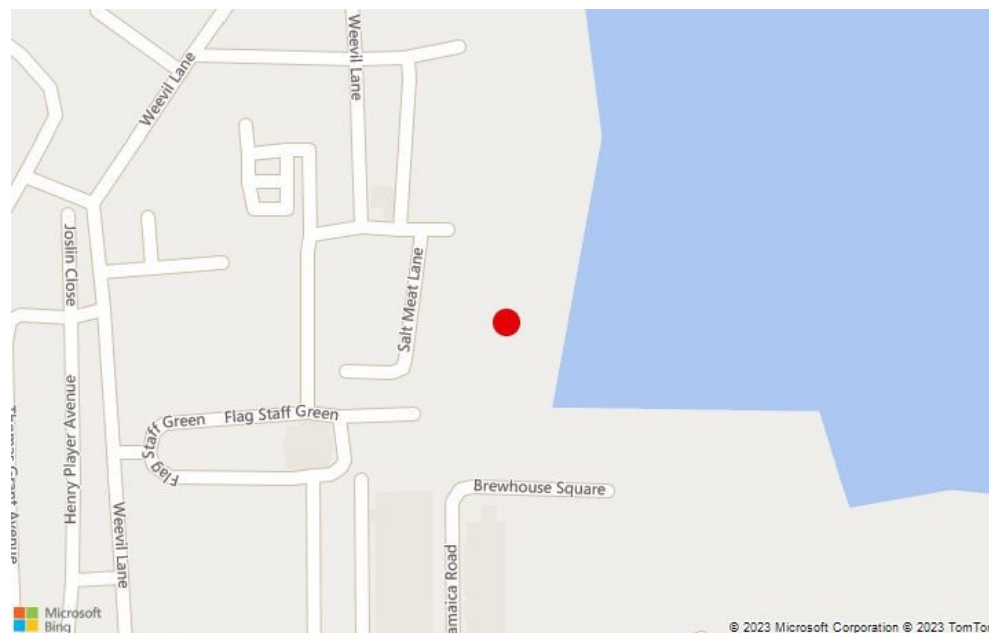
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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 23-Feb-2024

