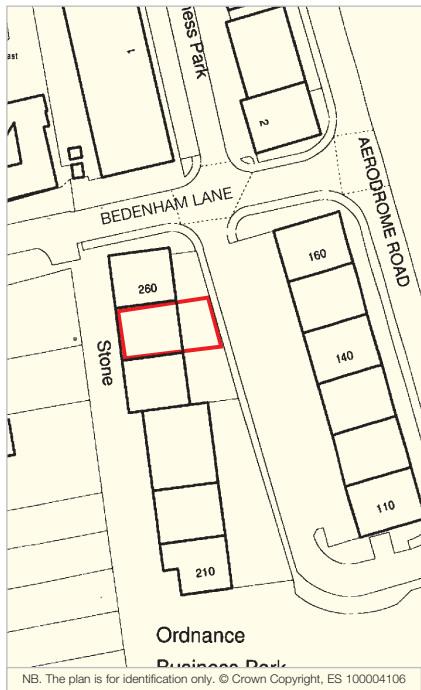


Gosport
250 Ordnance
Business Park
Aerodrome Road
Hampshire
P013 0FG

- **Freehold Industrial Unit**
- Industrial unit totalling 185.06 sq m (1,992 sq ft)
- Established industrial location

Vacant Possession

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure

Freehold.

Location

Gosport, with a population of some 67,000, forms part of the Solent conurbation. The town is located west of Portsmouth and south of Fareham. The town enjoys good communications with the M27 (Junction 11) close by providing access to the south coast region and the rest of the motorway network.

The property is situated on Aerodrome Road, which runs off to the east off Fareham Road (A32). The surrounding area is characterised by light industrial and office premises.

Occupiers close by include Monkey Business, Awtec Engineering, JW Systems, Challenger-Lighting and Dual.

Description

The property is arranged on ground and one upper floor to provide a ground floor workshop with first floor ancillary accommodation. The property benefits from 3 car parking spaces to the front of the premises.

The property provides the following accommodation and dimensions:

Ground Floor	159.79 sq m	(1,720 sq ft)
First Floor	25.27 sq m	(272 sq ft)
Total	185.06 sq m	(1,992 sq ft)

Tenancy

To be offered vacant.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor Nileena Premchard, Berwin Leighton Paisner. Tel: 0203 400 3575 Fax: 0203 400 1111 e-mail: nileena.premchard@blplaw.com
Joint Auctioneer Harnish Patel, Hughes Ellard. Tel: (01329) 222837 Fax: (01329) 220066 e-mail: hpatel@hughesellard.com