



**Unit 4 Quay Lane, Hardway, Gosport, PO12 4LJ**  
**INDUSTRIAL UNIT WITH OFFICES**

**Summary**

|                |                                  |
|----------------|----------------------------------|
| Tenure         | For Sale                         |
| Available Size | 3,243 sq ft / 301.28 sq m        |
| Price          | Offers in the region of £265,000 |
| Rates Payable  | £15,015 per annum                |
| Rateable Value | £27,500                          |
| EPC Rating     | C (59)                           |

**Key Points**

- Glazed Reception Area
- Self Contained
- Full Height Loading Bay
- Ground & First Floor Offices
- Concrete Forecourt Loading and Parking

Regulated by



**hi-m.co.uk**

PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

# Unit 4 Quay Lane, Hardway, Gosport, PO12 4LJ

## Description

The property comprises an industrial unit of concrete framed construction beneath a pitched corrugated asbestos roof with approximately 30% roof lighting.

Additional offices have been constructed at 1st floor level together with a large conservatory style building providing a reception to the main ground floor office.

The unit also benefits from having a modern gas heater blower in the main warehouse.

## Location

Quay Lane is situated to the north of Gosport town centre and is approached via the link road from Fareham Road (A32) north of Fort Brockhurst.

The premises are located centrally within the estate forming part of a terrace of similar units fronting Portsmouth Harbour.

## Accommodation

The accommodation comprises the following areas:

| Name                           | sq ft        | sq m          | Availability |
|--------------------------------|--------------|---------------|--------------|
| Ground - Industrial            | 2,700        | 250.84        | Available    |
| Ground - Offices               | 162          | 15.05         | Available    |
| Ground - Glazed Reception Area | 129          | 11.98         | Available    |
| 1st - Offices                  | 252          | 23.41         | Available    |
| <b>Total</b>                   | <b>3,243</b> | <b>301.28</b> |              |

## Terms

Freehold available at £265,000.00

## Business Rates

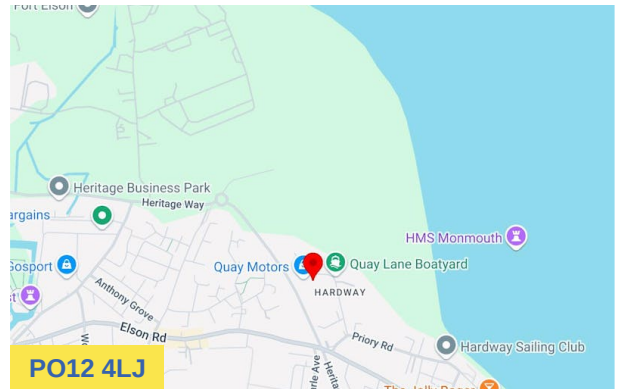
Rateable Value £27,500

You are advised to make your own enquiries in this regard with the local authority before making a commitment to lease.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all prices and rents are exclusive of VAT.



## Viewing & Further Information

Tom Holloway

023 9237 7800 | 07990051230

tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)



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 14/05/2026

