

thewaterfront

Royal Clarence Marina, Portsmouth Harbour, Gosport



RESTAURANT/LEISURE, RETAIL AND OFFICES **Freehold/leasehold opportunities available**

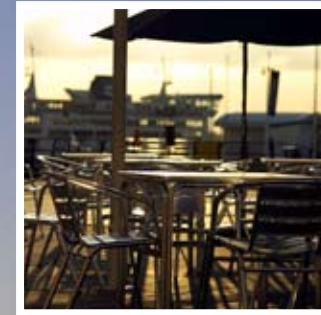
A stunning mixed use development creating a unique residential and business community in a prime waterfront position overlooking the beautiful Royal Clarence Marina.



the waterfront

Just a short distance across the water from Portsmouth you will discover the final part of this region's £100 million urban regeneration success story.

The Waterfront offers a range of commercial and retail opportunities for operators to take part in an exclusive residential and business community development.





Computer enhanced photograph



Gosport, home to Royal Clarence Marina, is well situated for both business and leisure with access provided by land, sea and nearby Southampton airport.

There is excellent access to Portsmouth via the Harbour ferry (every 15 minutes) from Gosport Ferry Terminal. It takes four minutes to Portsmouth Harbour where there is a regular direct line train service to London Waterloo taking just two hours. Portsmouth itself is a gateway city, with motorway (M275/M27), sea and air connections, linking it to the rest of the UK and the continent.

In addition, there is the benefit of a major international airport (Southampton International) just 30 minutes away by road from Gosport where flights depart for a wide range of UK and European destinations.

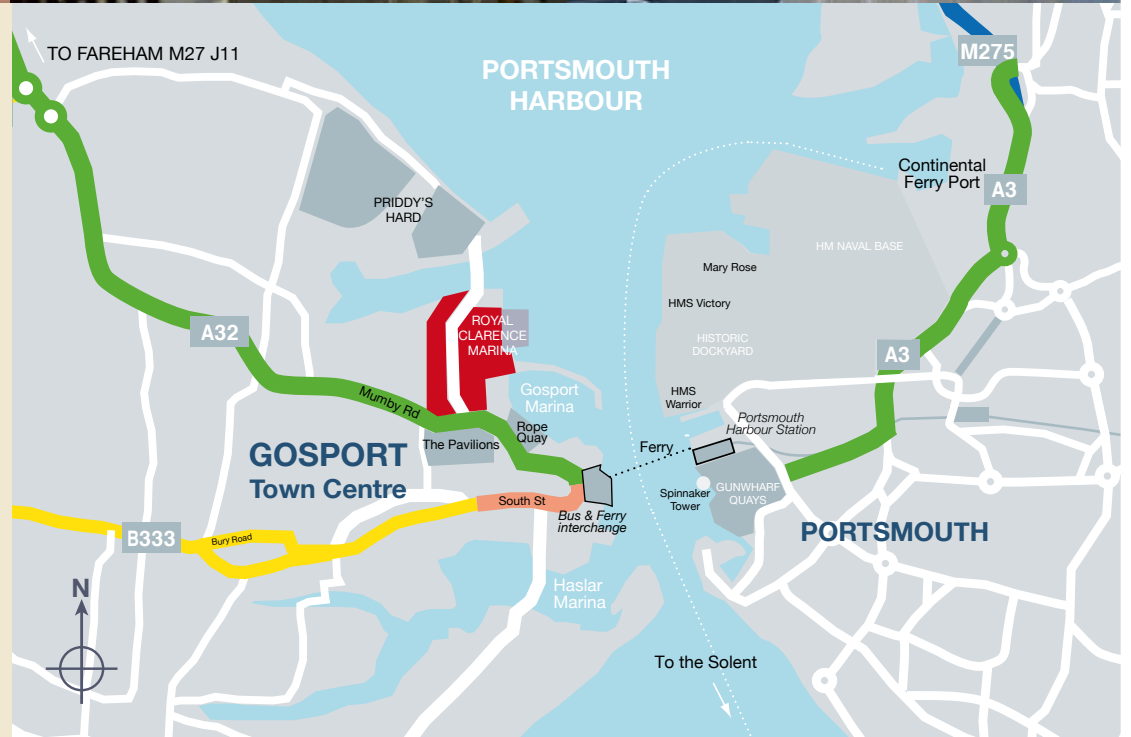
By Road

Royal Clarence Marina is located just off the A32 Gosport road which links to junction 11 of the M27 and provides access to the A3 and M3.

Public Transport

Gosport bus station is five minutes walk. The cross-harbour ferry provides access to Portsmouth Harbour railway station which has a direct line to London Waterloo.

Nearby	Distance	Travel time	Population
Fareham	4 miles	12 min	54,978
Portsmouth	12 miles	23 min	174,886
Havant	15 miles	28 min	46,452
Southampton	17 miles	33 min	209,648
Winchester	31 miles	47 min	42,600
Petersfield	27 miles	43 min	16,000



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