



## Unit 15 Park Gate Business Centre, Chandlers Way, Park Gate, Southampton, SO31 1FQ

Modern Style Industrial Unit Backing onto the M27

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,153 to 4,033 sq ft / 292.92 to 374.68 sq m
<b>Rent</b>	£37,000 per annum
<b>EPC Rating</b>	D (99)

### Key Points

- End of Terrace Unit
- Gas Fired Hot Air Heating
- Backs onto M27 Jct 9 (Segensworth)
- Mezzanine Floor

## Description

The premises comprise a modern industrial / warehouse building. The premises are of portal frame construction with brick and block lower elevations and profile steel cladding above. The roof incorporates 10% natural lighting. The premises have the benefit of parking and forecourt loading and a mezzanine floor for additional storage or light assembly.

## Location

The Park Gate Business Centre is situated between the M27 Motorway and Swanwick Station, approximately 1 mile west of Junction 9 of the M27 Motorway. Road and rail communications are therefore excellent. The site is accessed via electric pallisade gates which are secured outside usual work hours.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,810	261.06	Available
1st - Office	343	31.87	Available
Mezzanine	880	81.75	Available
<b>Total</b>	<b>4,033</b>	<b>374.68</b>	

## Terms

Available by way of a new FRI lease at a rent of £37,000 per annum

## Rateable Value

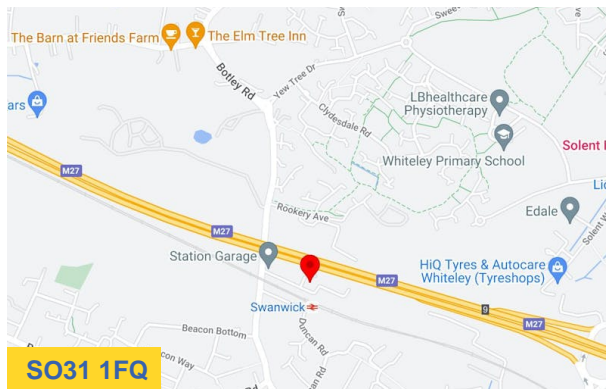
Rateable Value: To be re-assessed

You are advised to make your own enquiry to the local authority before making a commitment to lease.

## Other Costs

A proportion of Service Charge and Buildings Insurance will be payable by the incoming tenant.

Unless other stated all costs & rents are exclusive of VAT.



## Viewing & Further Information

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