



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

Modern Style Industrial Unit Backing onto the M27

Summary

Tenure	To Let
Available Size	3,153 to 4,033 sq ft / 292.92 to 374.68 sq m
Rent	£45,000 per annum
Rates Payable	£17,062.50 per annum
Rateable Value	£31,250
EPC Rating	D (88)

Key Points

- End of Terrace Unit
- Mezzanine Floor
- Backs onto M27 Jct 9 (Segensworth)

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

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
Total	4,033	374.68	

Terms

Available by way of a new FRI lease at a rent of £45,000 per annum

Rateable Value

Rateable Value: £31,250 per annum

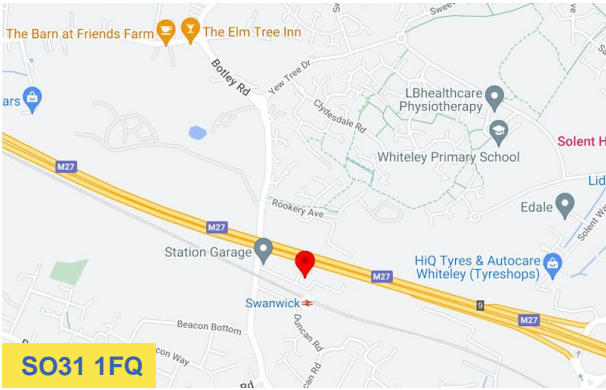
You are advised to make your own enquiry to the local authority before making a commitment to lease.

Other Costs

A proportion of Service Charge and Buildings Insurance will be payable by the in-going tenant.

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

VAT- Unless stated otherwise all costs & rents are exclusive of VAT.



Viewing & Further Information

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