



**Unit 8 Park Gate Business Centre, Chandlers Way, Park Gate,  
Southampton, SO31 1FQ**

**INDUSTRIAL / WAREHOUSE PREMISES**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	1,172 sq ft / 108.88 sq m
<b>Rent</b>	£13,500.00 per annum
<b>Rates Payable</b>	£6,144 per annum
<b>Rateable Value</b>	£12,000

**Key Points**

- Good Eaves Height
- On-site Parking
- Modern Industrial Unit
- First Floor Offices



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - Workshop	586	54.44	To Let	Available
1st - Office	586	54.44	To Let	Available
<b>Total</b>	<b>1,172</b>	<b>108.88</b>		

## Description

The premises comprise a modern industrial / warehouse building of steel portal frame construction, brick and block lower elevation with steel profile cladding above. The roof incorporates approximately 10% natural roof lighting. Ground floor workshop with first floor office accommodation. The property benefits from three phase power, loading door and W.C. with wash hand basin. On-site parking.

## Location

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 railway communications are therefore excellent.

## Terms

£13,500 per annum + Vat

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Business Rates

Rateable value: £12,000

Source: voa.gov.uk

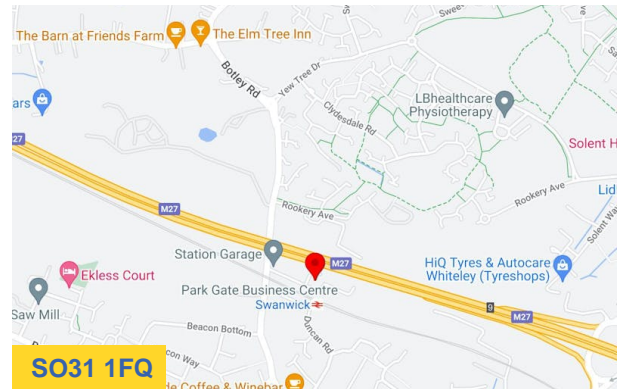
You are advised to confirm the rates payable with the local council before making a commitment. This unit may qualify for Small Business Rates Relief, please enquire with the local council.

## Other Costs

Service Charge & Building Insurance information on application.

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

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

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