

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

INDUSTRIAL / WAREHOUSE PREMISES

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 1,172 sq ft / 108.88 sq m |
| Rent | £13,500 per annum |
| Rates Payable | £6,144 per annum |
| Rateable Value | £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 |
| Total | 1,172 | 108.88 | | |

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

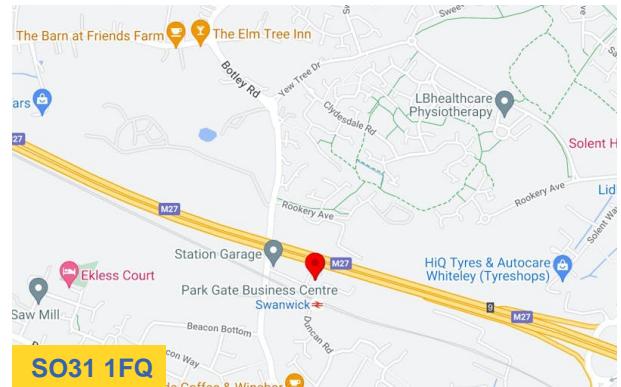
You are advised to confirm the rates payable with the local council before making a commitment. This unit may qualify for Small Business Rates Relief, please enquire with the local council.

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

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at www.hi-m.co.uk

023 9237 7800

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 17/06/2024



