

Unit 1 Station Industrial Park

Duncan Road, Park Gate, Southampton SO31 1BX

FOR SALE 399 sq.m. (4,290 sq. ft.)



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Prominent three storey office with parking

Description

The property comprises a detached three storey office building with on site parking for 14 vehicles.

Each floor has a mixture of open plan and cellular office space. The ground floor has been refurbished and includes new carpets and LED lighting. The property benefits from air conditioning, kitchen facilities on each floor, WC's at ground and second floor, and a shower facility on the ground floor.

- Freehold
- Adjacent to Swanwick Railway Station
- 14 parking spaces
- Close proximity to local amenities
- Shower facility
- Easy access to J9 M27

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor	82	885
First Floor	158	1,697
Second Floor	159	1708
Total:	399	4,290

Terms

Quoting price of 625,000 for the freehold interest with vacant possession.

Rateable Value

Currently assessed with adjoining unit. Assessment to be split. For business rating information please visit the Valuation Office Agency website.

www.tax.service.gov.uk/business-rates-find/search

FPC

Rating - C60

VAT

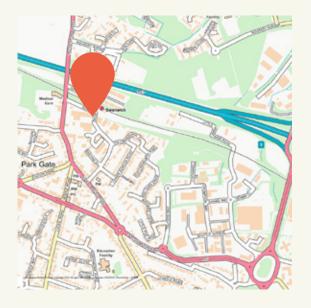
All prices are quoted exclusive of VAT at the prevailing rate.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The property is located immediately opposite Swanwick Railway Station on Duncan Road, accessed from Botley Road in Park Gate. Park Gate offers a number of local amenities on Middle Road such as banks, convenience stores and cafes. There is easy access to Junction 9 of the M27 providing links to Portsmouth and Southampton.







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Contact us

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Strictly by appointment with joint sole agents Hellier Langston and Lambert Smith Hampton