

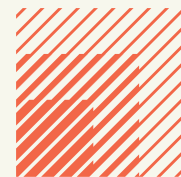


Units 1-6 Station Industrial Park

Duncan Road, Park Gate, Southampton
SO31 1BX

FOR SALE

2,745.63 sq.m. (29,554 sq. ft.) | 1.719 acres



**HELLIER
LANGSTON**

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Description

The property comprise a site extending to approximately 1.719 acres incorporating a front 3 storey office building, single storey office and terrace of industrial units to the rear with parking and concrete hardstanding.

The front building has a mixture of open plan and cellular office space. The ground floor has been refurbished in recent years which incorporated 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.

The rear building is of steel portal frame construction with brick elevations under a pitched asbestos cement sheet roof with intermittent roof lights.

Unit 2 is located directly behind Unit 1 and connected via a short corridor with lockable doors either side. The accommodation benefits from air conditioning and gas central heating. It has been divided into various partitioned offices, a meeting room and kitchen. Access is via an external staircase to the front of the unit.

Unit 3, 4, 5 & 6 comprise a terrace of industrial units accessible via pedestrian and roller shutter doors. Unit 3 is self-contained. Unit 4,5 & 6 are interconnected. The units are separated externally from Unit 1 & 2 via a steel palisade fence and gate. The units are heated by various suspended gas blower heaters.

The property benefits from external concrete yard and parking.

Other salient features include:

- Freehold
- Adjacent to Swanwick Railway Station
- Close proximity to local amenities
- Easy access to J9 M27
- Established commercial and trade location.

Price

Offers invited in excess of £2m exc VAT for the freehold interest.

Rateable Value

Units 1 & 2 Stores, offices and premises - £56,500

Unit 3 Workshop and premises - £30,750

Units 4-6 Workshop and premises - £114,000

Accommodation

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

Property	Type	sq. m.	sq. ft.
Unit 1	Office - 3 storey	398.55	4,290
Unit 2	Office - single storey	158.31	1,704
Unit 3	Industrial	474.19	5,104
Units 4, 5 & 6	Industrial	1,714.59	18,456
TOTAL NIA & GIA		2,745.63	29,554
Site Area		1.719 acres	0.696 ha

Units 1-2 NIA & Units 3-6 GIA

EPC

Unit 1 - C60, Unit 2 - C61, Unit 3 - B49, Unit 5 - D89

VAT

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

AML

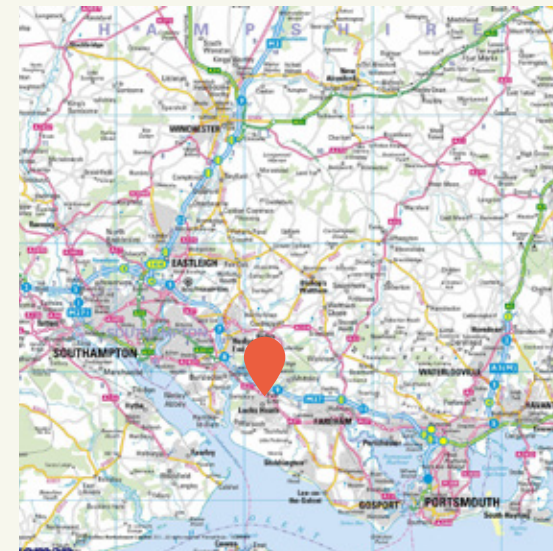
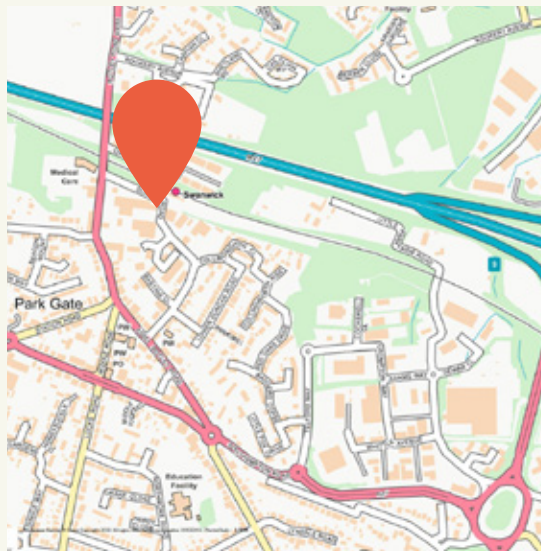
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.





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