



Unit 9 Park Gate Business Centre, Chandlers Way, Park Gate, Southampton, SO31 1FQ

Workshop with First Floor Office

Summary

Tenure	To Let
Available Size	1,162 sq ft / 107.95 sq m
Rent	£12,500 per annum
EPC Rating	A (24)

Key Points

- End of Terrace Unit
- Air Conditioned Office
- Backs onto M27 Jct 9 (Segensworth)
- Ground Floor Workshop



Description

The premises comprise a modern industrial building. The premises are of portal frame construction with brick and block lower elevations and profile steel cladding above.

A pedestrian door provides access to two first floor offices which benefit from UPVC double glazed windows to front and rear, a kitchenette and single WC. One office also has an air conditioning cassette (this has not been tested).

The workshop/store is accessed via a roller shutter door and has fluorescent lighting, a ceiling height of 3.3m along with its own WC and sink area.

Outside is parking for up to 2 vehicles plus loading area. The site is also covered by a 24 hour CCTV system.

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.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	583	54.16	Available
1st - Office	579	53.79	Available
Total	1,162	107.95	

Terms

Available by way of a new Full Repairing Insuring lease for a term to be agreed at a rent of £12,500 per annum

Rateable Value

Rateable Value: £9,000 per annum

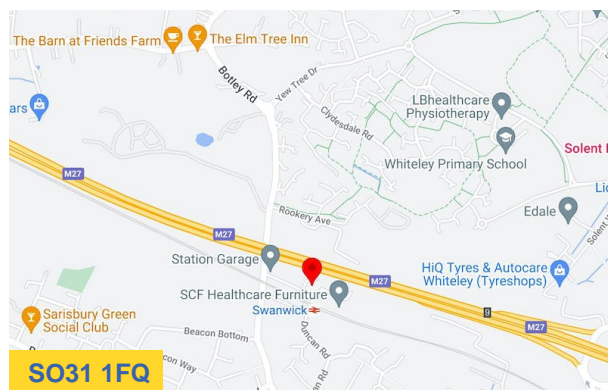
You are advised to make your own enquiry to the local authority before making a commitment to lease.

Other Costs

A proportion of Service Charge and Buildings Insurance will be payable by the incoming tenant.

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

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



Viewing & Further Information

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