

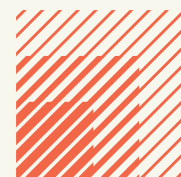


Unit 1 Station Industrial Park

Duncan Road, Park Gate, Southampton
SO31 1BX

FOR SALE

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



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111

fareham@hlp.co.uk

02382 022111

southampton@hlp.co.uk

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

EPC

Rating - C60

VAT

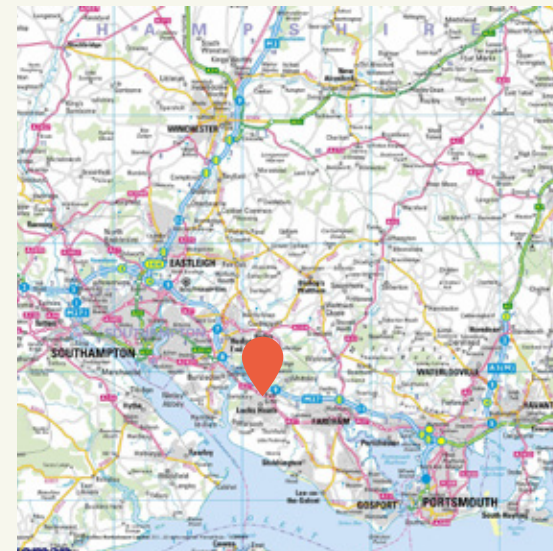
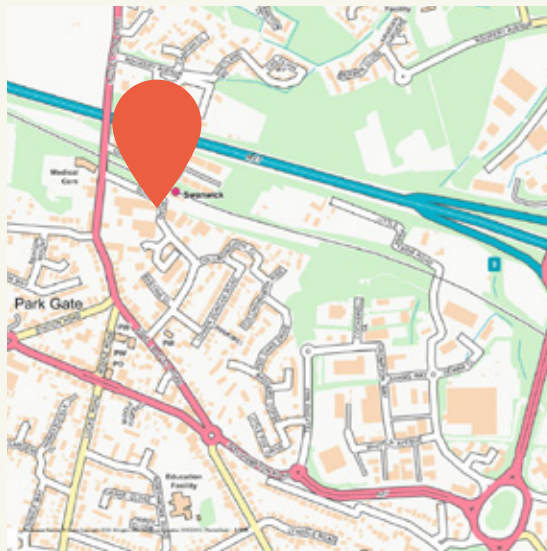
All prices are quoted exclusive of VAT at the prevailing rate.

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.



HELLIER LANGSTON

www.hlp.co.uk

01329 220 111

fareham@hlp.co.uk

02382 022111

southampton@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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 employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



Contact us

Direct your viewing request and enquiries to:-



Patrick Mattison

07926 581464

patrick@hlp.co.uk



Andy Hellier

07930 661782

ah@hlp.co.uk



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