



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**Unit 1, Station Road Industrial Park, Duncan
Road, Park Gate, Southampton SO31 1BX**
Accessible offices with excellent parking



KEY FEATURES

Single or multiple floor options

GF – 885 sq. ft.

FF – 1,697 sq. ft

SF – 1,708 sq. ft.

Adjacent Swanwick railway station

Easy access to J9 M27

Air conditioning

Shower facilities

26 car parking spaces (split pro-rata)

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Visit: www.hlp.co.uk

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

To Let

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Description

The property comprises a prominent three-storey office building with forecourt parking for 26 cars creating an excellent parking ratio per floor.

Each floor has a mix of open plan areas and separate offices all of which have the benefit of high levels of natural light. The internal partitions are a blend of demountable, solid and glass partitions creating maximum flexibility.

The accommodation has the benefit of wall mounted air conditioning units for heating and cooling.

The ground floor has a communal entrance and waiting area leading to 3 x communal WCs and shower room. The ground floor office has its own private WC also. There are WCs located off the second-floor landing for shared use of the 1st and 2nd floor offices. Each floor has its own private kitchen/kitchenette area.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. m	sq. ft.	Rent pax
Ground Floor	82.25	885	£12,400
First Floor	157.70	1,697	£23,750
Second Floor	148.66	1,708	£23,900
Total		4,290	

Terms

The property is available on a new internal repairing and insuring leases on terms to be agreed. There is a service charge to cover all communal costs.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

To be re-assessed.

Energy Performance Certificate

Rating: C60

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



To Let

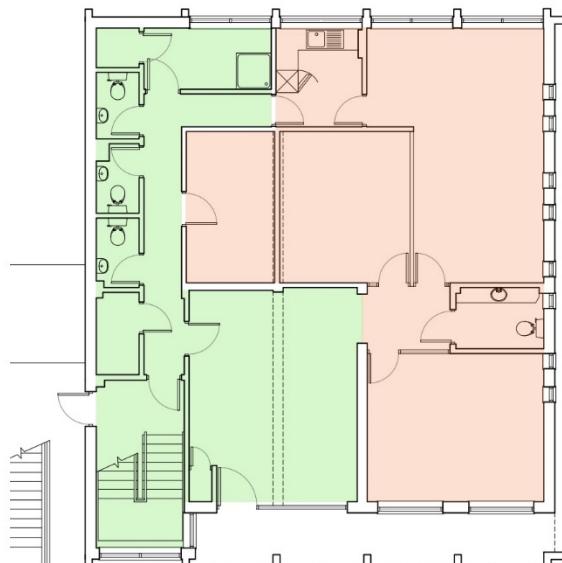
Accessible offices with excellent parking



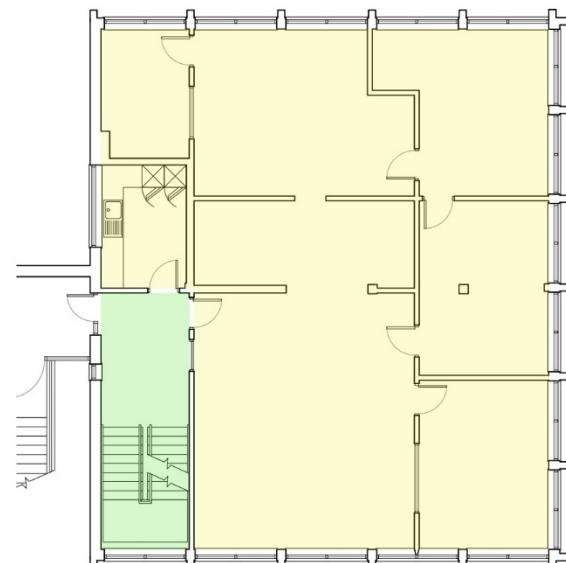
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To Let

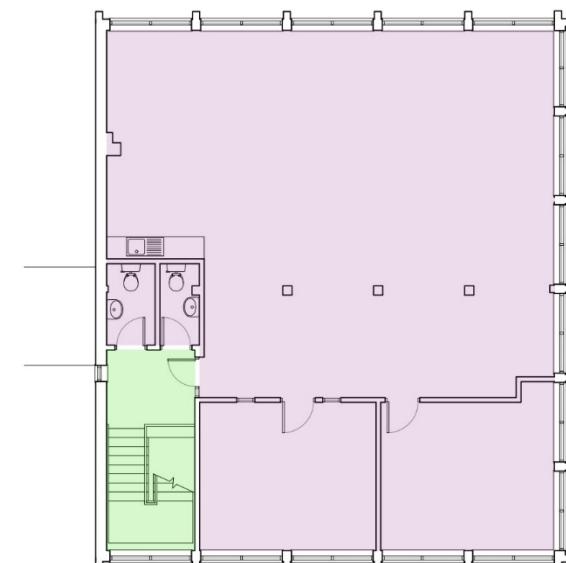
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Ground Floor



First Floor



Second Floor

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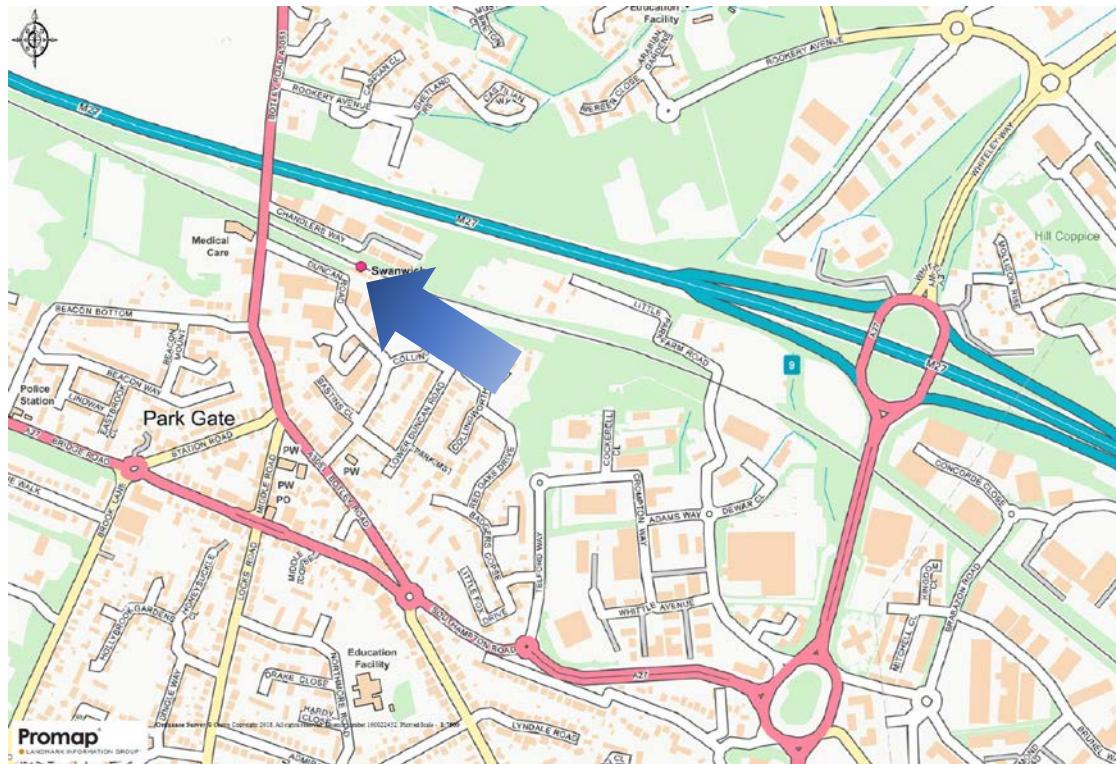
Location

Park Gate is located in the Borough of Fareham, merging into Locks Heath to the south, Segensworth to the east and Sarisbury to the west.

The property is located adjacent Swanwick Railway Station.

Viewing

Strictly by appointment with sole agents Hellier Langston.



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