



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

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



## KEY FEATURES

**\*\*REDUCED RENT\*\***

4,653 sq. ft. (432.27 sq. m.)

26 car parking spaces

Adjacent Swanwick railway station

Easy access to J9 M27

Air conditioning

Shower facilities

Call us on: **02382 022 111**

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**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

# To Let

## Modern Offices

### Description

The property comprises a prominent three-storey office building with forecourt parking for 26 cars creating an excellent parking ratio of 1:160 sq. ft.

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 latter are located around sections of the perimeter. These, which can be modified, have been created using a mix 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 3 x WCs plus shower room and kitchen, the first floor a kitchen and the 2<sup>nd</sup> floor 2 x WCs.

### Accommodation

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

	sq. m	sq. ft.
Ground Floor	115.98	1,248
First Floor	157.70	1,697
Second Floor	148.66	1,708
<b>Total</b>	<b>422.34</b>	<b>4,653</b>

### Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

### Rent

£48,000 per annum exclusive.

### 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 (1<sup>st</sup> edition, February 2020) can be found on the RICS website.





# To Let

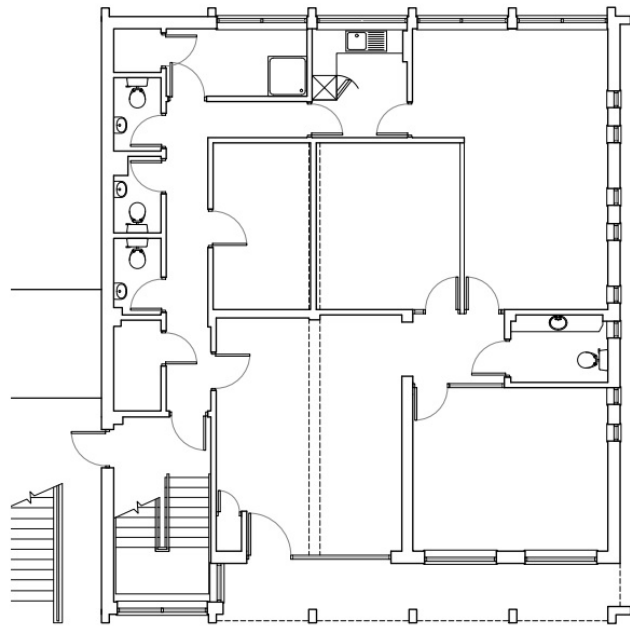
## Modern Offices



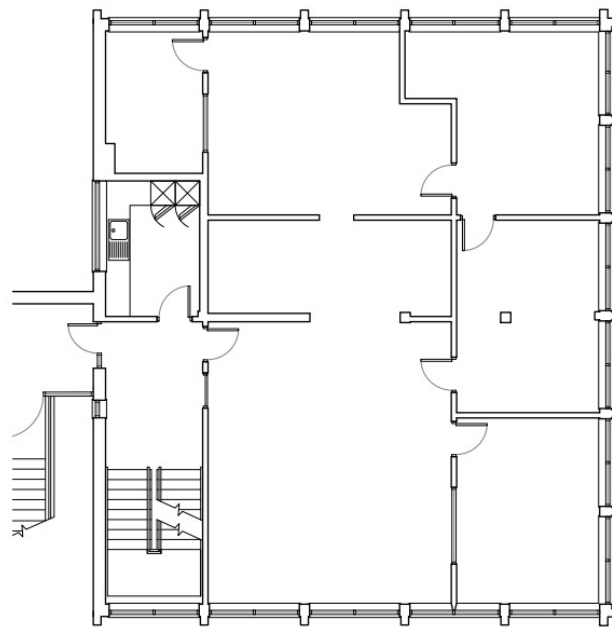
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# To Let

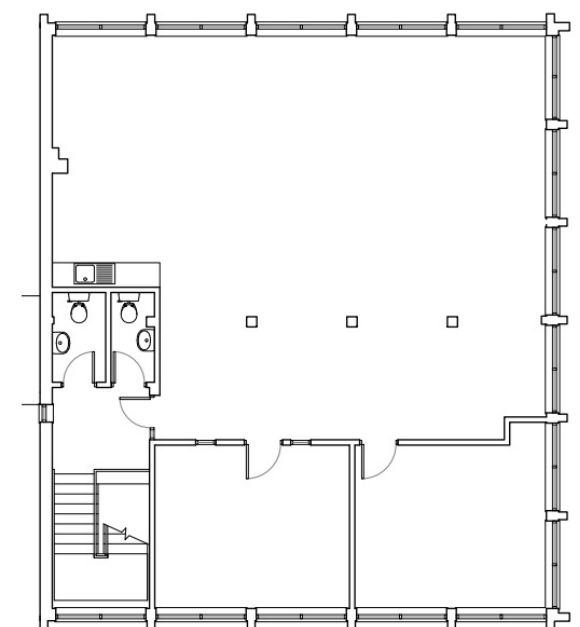
## Modern Offices



Ground Floor



First Floor



Second Floor

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# TO LET

## Modern Offices

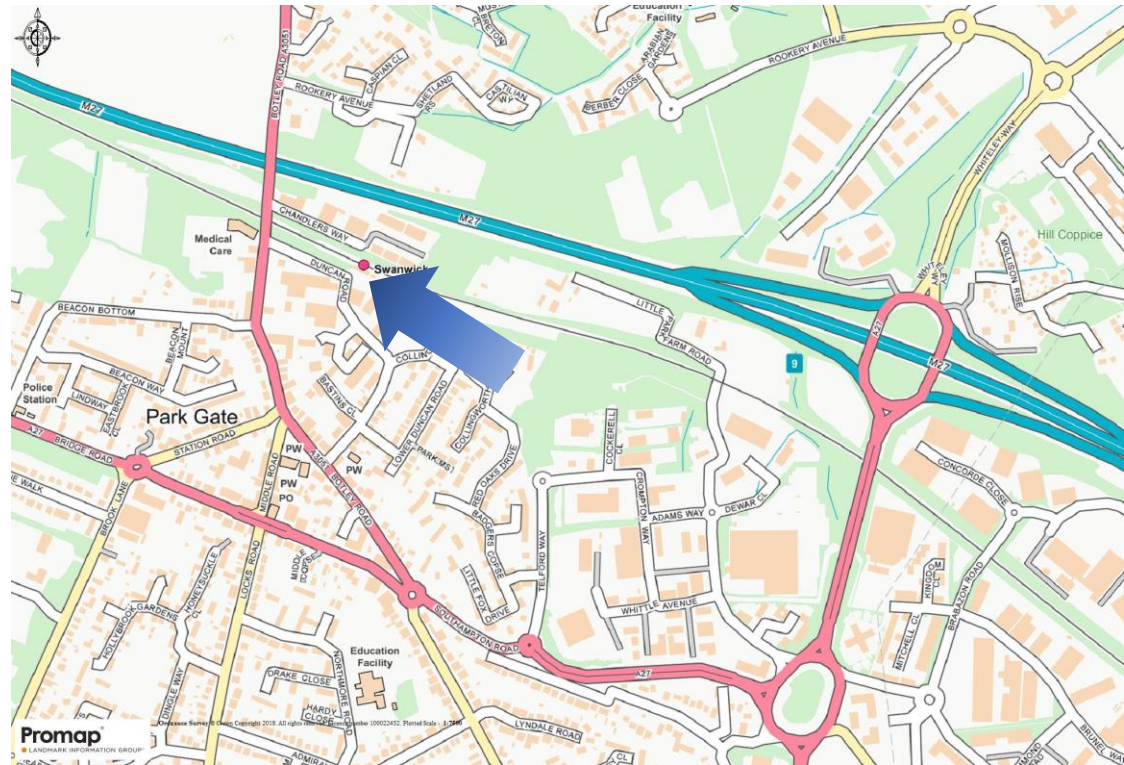
### Location

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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