

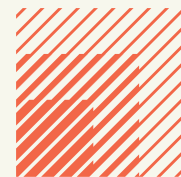


Units 2-6 Station Industrial Park

Duncan Road, Park Gate, Southampton
SO31 1BX

FOR SALE / TO LET

2,347.09 sq.m. (25,264sq. ft.) | 1.517 acres



**HELLIER
LANGSTON**

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Description

The property comprise a a site extending to approximately 1.517 acres incorporating a terrace of office and industrial units with parking and concrete hardstanding.

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

Unit 2 comprise a single storey office that 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. There is a steel palisade fence and gate located approximately on the party wall line between Units 2 & 3. The industrial accommodation is 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

£1.6m for the freehold interest.

Rent

£170,000 per annum exclusive of rates, VAT & all other outgoings payable quarterly in advance.

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 2	Office	158.31	1,704
Unit 3	Industrial	474.19	5,104
Units 4 & 5	Industrial	1,714.59	18,456
TOTAL NIA & GIA		2,347.09	25,264
Site Area		1.517 acres	0.614 ha

Unit 2 NIA & Units 3-6 GIA

Rateable Value

Units 1 & 2 Stores, offices and premises - £56,500 (to be split)

Unit 3 Workshop and premises - £30,750

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

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

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

VAT

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

AML

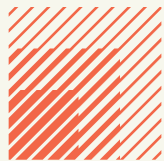
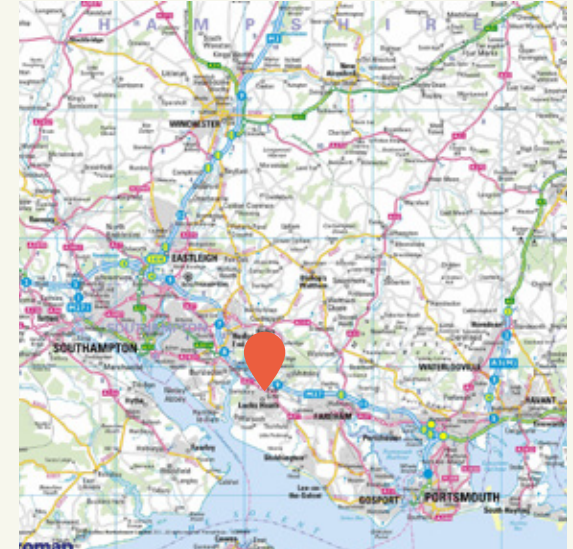
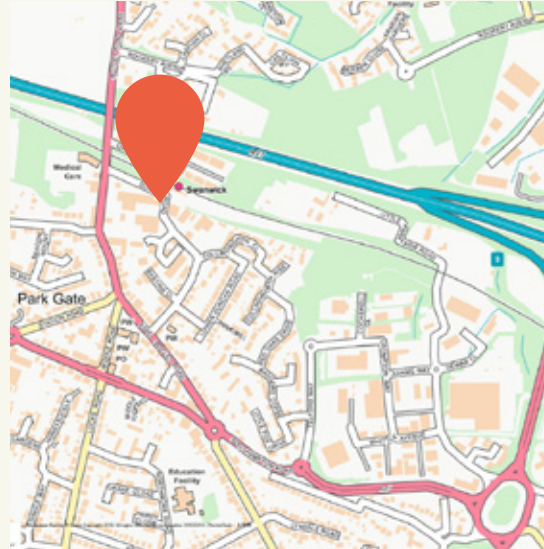
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Location

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