



Unit 1 Station Industrial Park, Duncan Road, Southampton SO31 1BX

FOR SALE

Prominent Three Storey Office
With Parking

**4,290 Sq Ft
(399 Sq M)**

Unit 1 Station Industrial Park, Duncan Road, Southampton SO31 1BX

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



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.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	885	82
First Floor	1,697	158
Second Floor	1,708	159
Total	4,290	399

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

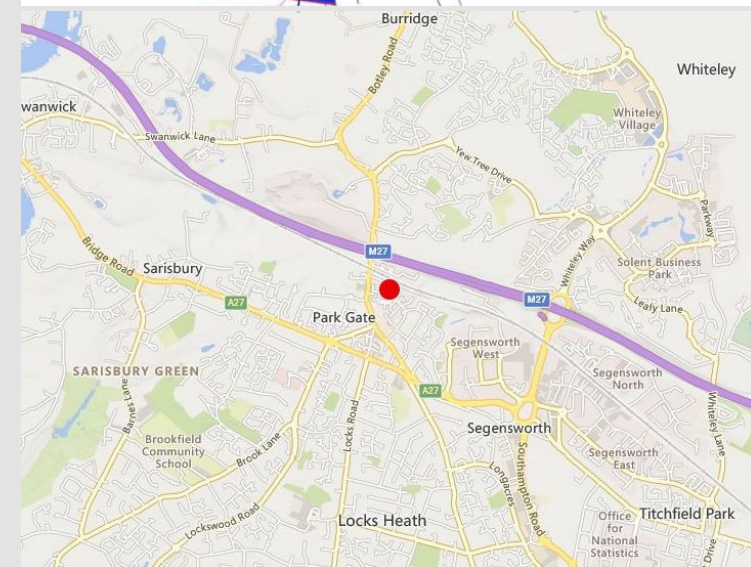
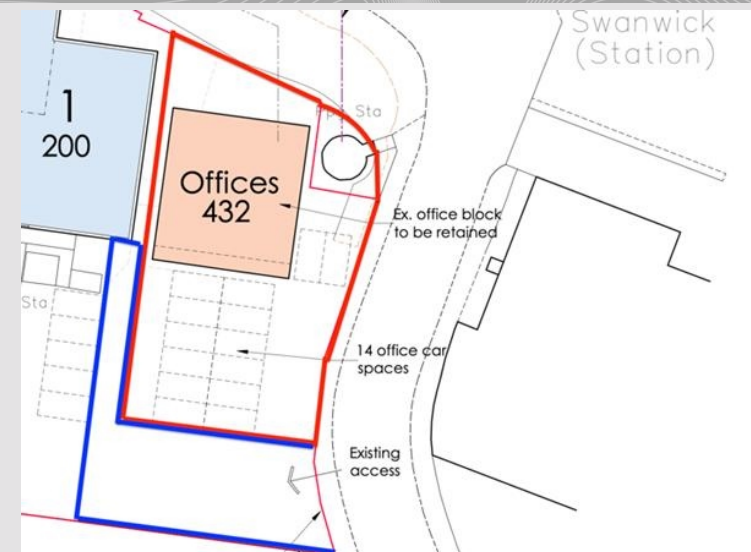
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Quoting price of £625,000 for the freehold.

EPC

The Energy Performance Asset Rating is C (60).



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Regulated by RICS 10-Jul-2025

VIEWING & FURTHER INFORMATION

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