

FOR SALE

Business Space with Excellent Parking

15 & 16 Talisman Business Centre, Duncan Road, Park Gate, Southampton, Hampshire, SO31 7GA

Key Features

- Guide Price £775,000 for the freehold
- Total Gross Internal Area 7,782 Sq Ft (722.96 Sq M)
- x20 allocated parking spaces
- 0.75 miles to J9 M27
- Swanwick train station 150 metres to the north
- Large roller shutter door and excellent rear loading space



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

The subject properties are located within Park Gate within the town of Fareham. The property has easy access to the M27 motorway via J9 situated between major commercial centres of Portsmouth and Southampton. The immediate surrounding area is situated with predominately offices/light industrial uses together with modern residential nearby. Swanwick Train Station is a very short walk to the north.

Description

Mava Real Estate are delighted to bring to the market, a business unit that consists of lower and upper ground floors, with an installed mezzanine level creating 1st floor space. The majority of the unit is fitted out as good quality office space, with some workshop and storage space throughout. The property benefits from a large roller shutter door, three phase power and 20 allocated parking spaces.

Note: Previous tenants built an internal partition between the units that can be removed if necessary.

/// What3words: [hampers.nuzzling.depending](#)

Terms

Offers considered in the region of £775,000 subject to contract for the freehold interest with vacant possession on completion.

Accommodation

Floor Areas	Sq Ft	Sq M
Unit 15	3,972	369.00
Unit 16	3,810	353.95
Gross Internal Area	7,782	722.96

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk



VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (99)

Rateable Value

2026/27 Rating £55,000
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Kristina Connolly | 023 8022 2292 | kconnolly@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.