



**Unit 1-2 Park Gate Business Centre, Chandlers Way, Park Gate,
Southampton, SO31 1FQ**

Modern Style Warehouse / Industrial Unit

Summary

Tenure	To Let
Available Size	2,904 sq ft / 269.79 sq m
Rent	£30,000 per annum
Business Rates	To be reassessed
EPC Rating	Upon enquiry

Key Points

- EPC - Unit 1 C(59) / Unit 2 D(80)
- Two New Up & Over Loading Doors
- Eaves Height 5.48m
- Centrally Located on the M27 at J9
- Refurbished Building
- Parking and Loading Areas
- No Motor Trade or Leisure Uses

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Unit 1-2 Park Gate Business Centre, Chandlers Way, Park Gate, Southampton, SO31 1FQ

Description

The premises comprise a modern industrial / warehouse building. The premises are of portal frame construction with brick and block lower elevations and profile steel cladding above. The roof incorporates 10% natural lighting. The premises have the benefit of parking and forecourt loading and a ground and first floor office.

Location

The Park Gate Business Centre is situated between the M27 Motorway and Swanwick Station, approximately 1 mile west of Junction 9 of the M27 Motorway. Road and rail communications are therefore excellent. The site is accessed via electric pallisade gates which are secured outside usual work hours.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop/ Warehouse	2,472	229.66	Available
1st - Office	432	40.13	Available
Total	2,904	269.79	

Specification

- *Two New Electric Loading Doors (2.98m (w) x 3.48m (h))
- * Eaves Height 5.48m
- * Parking x 8 Plus Yard
- * Office Fitted with Suspended Ceiling & LED Lights
- * 10% Roof Lights

Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a rent of £30,000 pa

Business Rates

To be reassessed

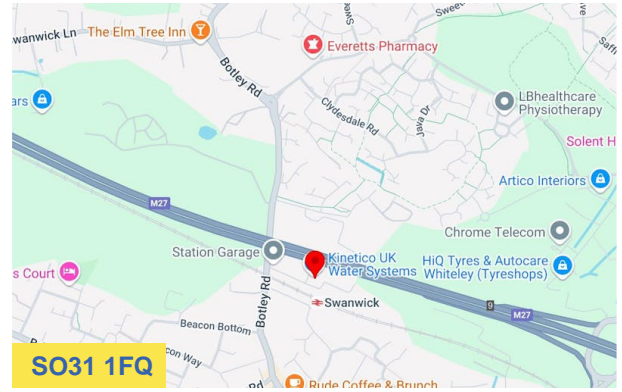
You are advised to make your own enquiries to the local authority in this regard before making a commitment to lease.

Other Costs

A proportion of Service Charge and Buildings Insurance will be payable by the in-going tenant.

Legal costs - Each party to bear their own costs incurred in the transaction.

VAT- Unless stated otherwise all costs & rents are exclusive of VAT.



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07990051230

tom@hi-m.co.uk

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