

## FOR SALE

Business Space with Excellent Parking

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

## Key Features

- Guide Price £720,000 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



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

## 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 £720,000 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.

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## 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](http://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:

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