



9 Talisman Business Centre, Duncan Road, Southampton SO31 7GA

**FOR SALE**

End of Terrace Industrial Unit with  
Secure Yard

**6,227 Sq Ft  
(578 Sq M)**



## DESCRIPTION

An end of terrace, steel portal frame clad industrial unit comprising of an open warehouse with two up and over loading doors that have direct access into the yard. The accommodation provides offices on the ground floor along with a storage room. Canteen and WC facilities are also located on the ground floor.

- ✓ 3 phase electricity
- ✓ Extensive secure yard
- ✓ Warehouse heating
- ✓ WC's and canteen facilities
- ✓ 24 hour access
- ✓ 9 allocated car parking spaces

## LOCATION

The Talisman Business Centre is located just to the West of the M27 Motorway at Junction 9 and immediately to the North of the Park Gate Shopping Centre. It is mid way between Southampton and Portsmouth. Swanwick Railway Station is approximately 22 metres of the property.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	4,028	374
First Floor	578	54
Storage Mezzanine	730	68
Side Extension	891	83
<b>Total</b>	<b>6,227</b>	<b>578</b>

## VAT

All prices and premiums 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](http://www.voa.gov.uk).

## TERMS

Property available as a Freehold purchase, with vacant possession. Price on Application.

## EPC

The Energy Performance Asset Rating is C (66).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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