



Suite 2

20 Bridge Road | Park Gate | Southampton | SO31 7GE

£1,325 (From) Per Month



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First Floor SERVICED office to let in a modern building, in central Park Gate, near Middle Road. With parking and close links to the M27, A27 and walking distance to Swanwick train station.



Allocated parking spaces

Climate controlled air conditioning & heating

Buildings Insurance (not contents)

Waste disposal & common areas cleaning

Full kitchen with beverage & food prep facilities

Electricity (reasonable use)

ADSL Broadband with FTTC option if required

Separate meeting Room facility

Security Entrance caller system

No VAT to pay

External security lighting

Local amenities, shops, banks, Sainsburys etc

CCTV for external areas

Train Station, walking distance 0.3 miles

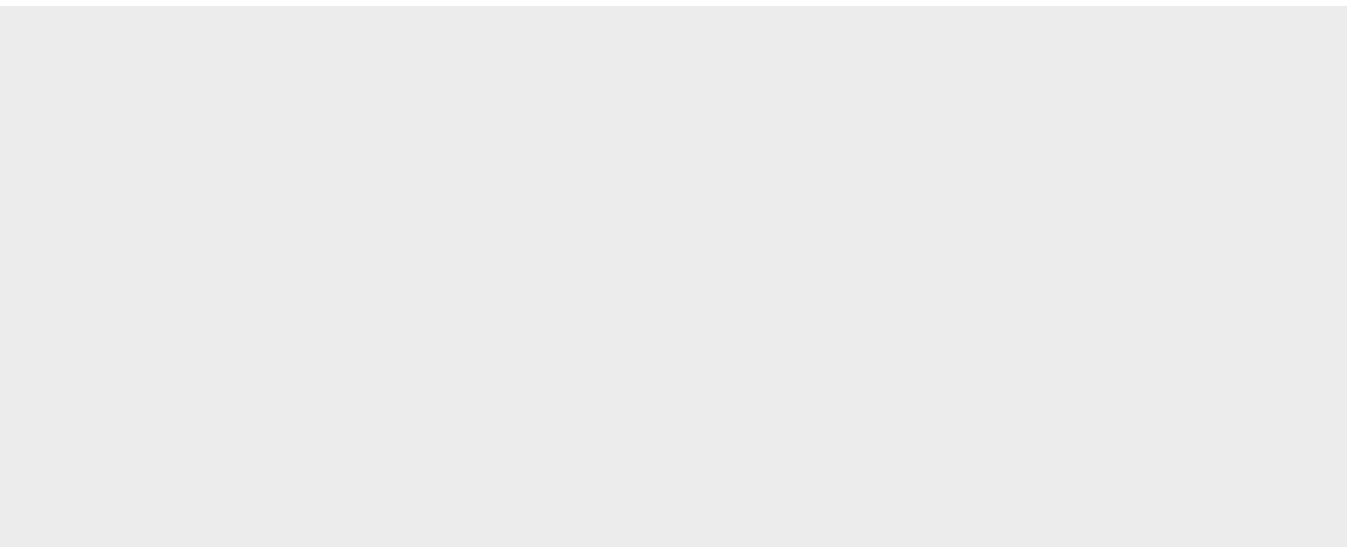
M27 Motorway Junction 9 - 0.9miles

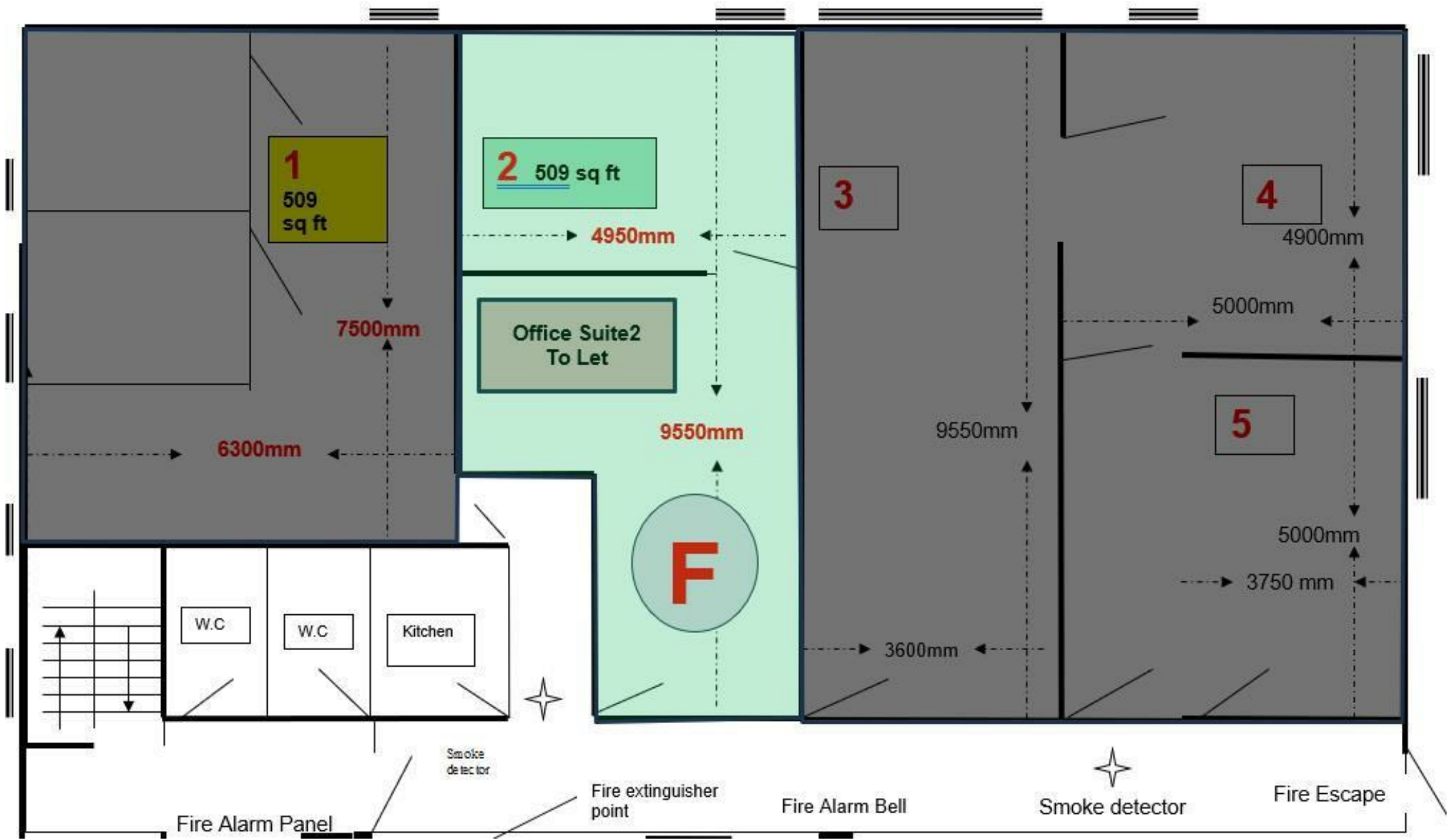
Tenure:

EPC Rating:

Council Tax Band: - £ Per

Annum







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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