

01329 221199

eddisons.com

Class E Property – To Let

Eddisons



44 Botley Road Park Gate Southampton SO31 1BB

**From £18,000 per annum**

**From 110.3 sq. m. (1,187 sq. ft.)**

**to 239.1 sq. m. (2,574 sq. ft.)**

- Class E Building
- To Let
- Rear Car Parking and Garage
- Prominent Position
- Easy Access to J9 of the M27
- Short Walk to Swanwick Train Station

## LOCATION

The property is located in Park Gate, a large village on the south coast positioned approximately mid-way between the regional commercial hubs and ports of Southampton to the west and Portsmouth to the east.

Park Gate benefits from excellent transport communications with easy access to Junction 9 of the M27, Swanwick Train Station, the ports at Southampton and Portsmouth and Southampton airport.

Various local shopping facilities are located within walking distance of the property. In addition, a public car park is provided opposite the property.

## DESCRIPTION

The property comprises a two-story building, with car parking to the rear (7 spaces) and a garage. To the front of the property a garden/ terrace is provided, fronting Botley Road.

The ground and first floors each benefit from LED lighting, gas central heating, air conditioning, and cable trunking. In addition, kitchen and toilet facilities are provided on each floor. The first floor is accessed via a staircase, no lift access is provided.

Separate means of access are afforded to the property, meaning it is capable of being let as a whole or, alternatively, floor by floor.

## VAT

We understand that the property is VAT elected.

## BUSINESS RATES

The property has a **total** current rateable value (1 April 2023 to present) of £33,250.

## SERVICE CHARGE

Further details available on request.

## SERVICES

We understand the property has mains connections to gas, electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

To be reassessed.

## PLANNING

We understand that the property has a Class E use class, enabling it to be used for a variety of commercial purposes.

## LEASE TERMS

The property is available to let on terms to be agreed, at the following annual rents:

|                        |                |
|------------------------|----------------|
| Ground floor:          | £18,750        |
| First floor:           | £18,000        |
| <b>Whole building:</b> | <b>£35,000</b> |

## FLOOR AREAS

The property has the following approximate floor areas on a Net Internal Area Basis:

| Floor                   | Sq. M        | Sq. Ft.      |
|-------------------------|--------------|--------------|
| Ground Floor            | 110.3        | 1,187        |
| First Floor             | 128.8        | 1,387        |
| <b>Total Area (NIA)</b> | <b>239.1</b> | <b>2,574</b> |

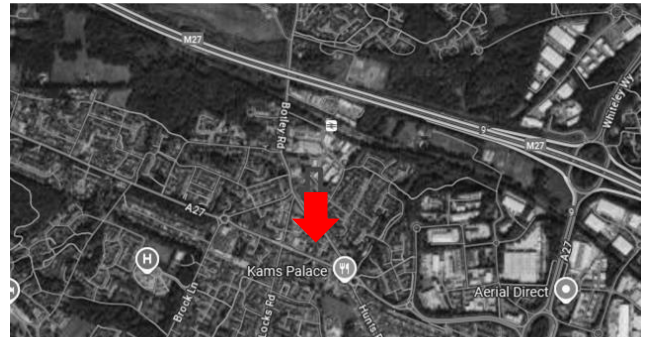
## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
incorporating Daniells Harrison



Nick Holtby  
01329 221199  
nick.holtby@eddisons.com  
Ref: 220425NH / Date: 22/04/25



For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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