

# To Let

- 9 car parking spaces
- Air conditioning
- Could be split for more than one occupier



Self Contained Office Building  
2,735 sq ft (254.08 sq m)

5 West Links, Tollgate, Chandlers Ford, Eastleigh, SO53 3TG

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

A three-storey self-contained modern office building. The offices are mainly open plan with WC's on each floor, kitchen on the first floor and meeting rooms on the second floor. The offices are fully carpeted and benefit from Cat 2 lighting, air conditioning, gas central heating, dado trunking, floor boxes, single glazed aluminium framed windows with security bars (ground floor) and server room. There are 9 allocated car parking spaces.

The offices could be split on a floor by floor basis.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor	905	84.07
First Floor	905	84.07
Second Floor	925	85.93
<b>Total</b>	<b>2,735</b>	<b>254.08</b>

## Energy Performance Certificate

EPC rating C66. A copy of the EPC is available on request.



### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £38,300 per annum exclusive.

### Service Charge

There is an estate service charge payable in respect of this property. Further information is available on request.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £45,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will not be payable.



## Location

Tollgate Business Park is a popular and convenient office location situated alongside the M3 motorway in Chandlers Ford and is accessed via junction 13 of the M3 and junction 5 of the M27.

*For all enquiries:*

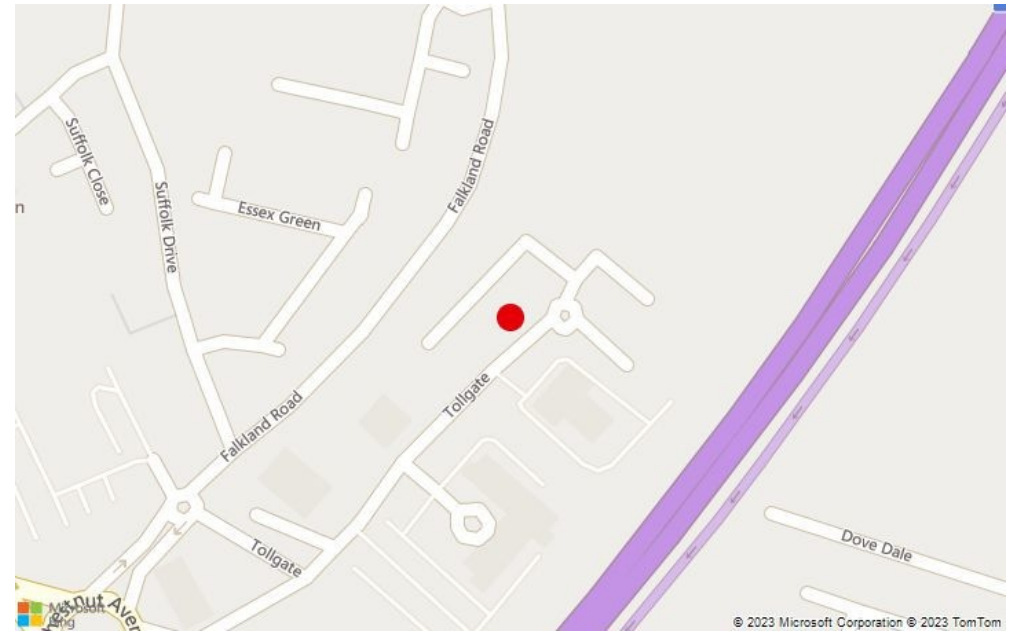
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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

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**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 19-Feb-2024

