



HELLIER  
LANGSTON  
Commercial Property Consultants

**TO LET**

## **Ground Floor Office Suite**

**A1 Omega Enterprise Park, Electron Way, Chandlers Ford, Eastleigh SO53 4SE**



## **KEY FEATURES**

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**Refurbished modern office suite**

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**8,520 sq ft (791.49 sq m)**

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**Air conditioning**

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**28 car parking spaces**

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**Open plan, single floor plate**

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**Additional storage area with loading door access**

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**Circa 3 mins walk (250m) to Chandlers Ford Railway Station**

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**Call us on: 02382 022 111  
Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Ground Floor A1 Omega Enterprise Park, Electron Way, Chandlers Ford, Eastleigh SO53 4SE

### Description

The available accommodation is an open plan ground floor suite, with some partitioned perimeter offices/meeting rooms . There is also an additional storage/delivery area with loading door access. The office area benefits from air conditioning and is fully carpeted, has a suspended ceiling with Cat II lighting throughout. There are male and female WC facilities.

Outside there are 28 allocated car parking spaces.

### Accommodation

The property has been measured to IPMS3 as follows:

| Floor               | sq m          | sq ft        |
|---------------------|---------------|--------------|
| Ground Floor office | 760.60        | 8,187        |
| Loading/ storage    | 30.89         | 333          |
| <b>Total</b>        | <b>791.49</b> | <b>8,520</b> |

### Terms

The suite is available on a new effectively Full Repairing & Insuring lease for a term to be agreed.

### Rent

£12.50 sq ft

### Service Charge

There is an estate maintenance service charge payable. Full details on request.

### Business Rates

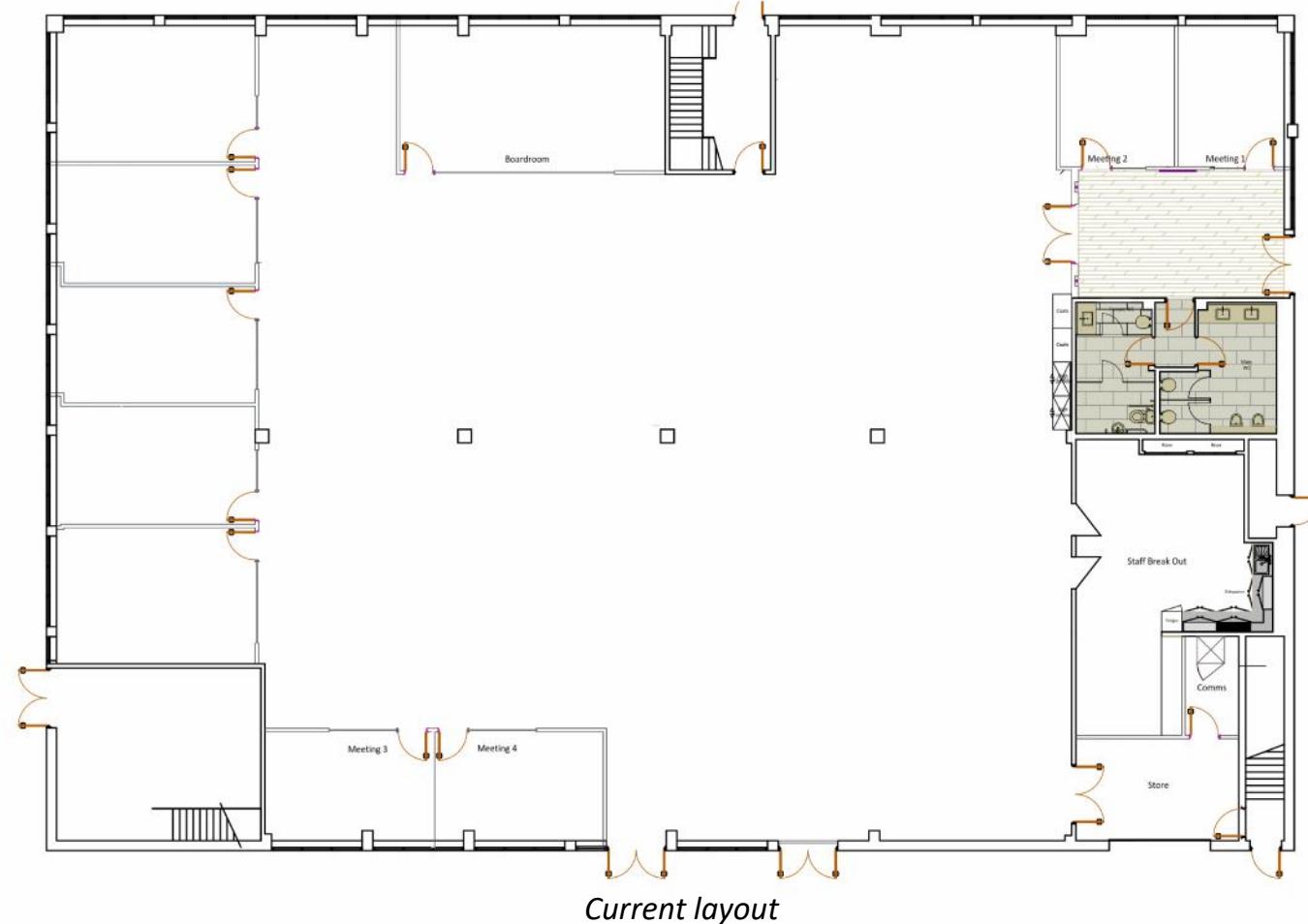
We understand the rateable value for the suite to be £62,000. Any potential occupier is advised to make their own enquiries with Eastleigh Borough Council.



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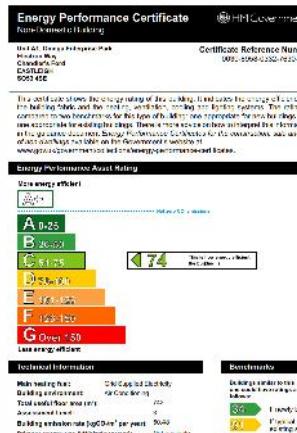
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### Location

The property is situated on the Chandlers Ford Industrial Estate, approximately 6 miles north of Southampton City Centre. The M3 motorway can be accessed at the Chilworth roundabout which is approximately 1.5 miles to the south and the M27 can be accessed at either Junction 5 or Junction 3 within 2 and 5 miles respectively. Southampton International Airport and Southampton Parkway Station are both within approximately 2 miles and provide regular services to London Waterloo.

### Viewing

Strictly by appointment with the joint sole agents:

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Hellier Langston  
023 8057 4513  
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Matt Poplett  
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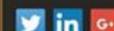
**Matthew Poplett**  
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