



Suites B-D York House, School Lane, Eastleigh SO53 4DG

TO LET

OFFICE SUITES/LAB SPACE

1,425 - 15,478 Sq Ft
(132 - 1,438 Sq M)

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DESCRIPTION

York House is a detached light industrial unit arranged over two floors, with ground floor laboratories and treatment areas and first floor offices, which are currently utilised as research and development laboratories, and office accommodation. The Property has front and rear parking areas.

- ✓ **Highly Visible Location**
- ✓ **Modern Office Accommodation**
- ✓ **Fully Fitted (In Part) Lab Space**
- ✓ **Lift Access**
- ✓ **Allocated Parking**

LOCATION

The building occupies a prominent position along School Lane, which is the main estate road through Chandler's Ford Industrial Estate. The unit is located 1.5 miles from Junction 5 of the M27 and Junction 13 of the M3. Eastleigh town centre is approximately 1 mile to the east of Junction 13 and Southampton city centre approximately 5 miles to the south.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Suite B (Lab Space)	8,075	750
Suite C (Office)	5,978	555
Suite D (Office)	1,425	132
Total	15,478	1,438

VAT

All prices, premiums and rents, etc 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

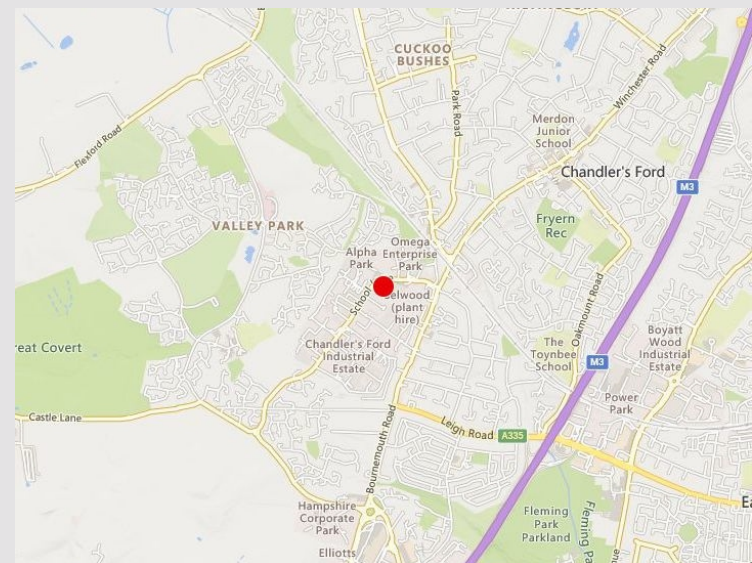
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The suites are available as a whole or in part by way of a new full repairing and insuring lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is C (54).



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Regulated by RICS 11-Mar-2025

VIEWING & FURTHER INFORMATION

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