



8 West Links, Tollgate, Eastleigh S053 3TG

TO LET

Ground Floor Office With Excellent
Transport Links To M3 & M27

**994 Sq Ft
(92 Sq M)**

8 West Links, Tollgate, Eastleigh SO53 3TG

DESCRIPTION

A purpose-built, mid terrace office building configured over two floors, with the owners occupying the first floor. The ground floor comprises of an open-plan office with partitioned office/meeting room. The space benefits from good natural light and includes a separate kitchen area, heating and cooling AC system, floor boxes, and a suspended ceiling with LED lighting. There are 4 parking spaces to the rear of the building and additional parking is available on the access road, on a first come first served basis.

- ✓ **4 Parking Spaces To The Rear**
- ✓ **Heating & Cooling Air Conditioning System**
- ✓ **Separate Kitchen Area**
- ✓ **Partitioned Meeting Room**
- ✓ **Benefits From Good Natural Light**
- ✓ **Multiple Amenities Within Walking Distance**



LOCATION

Tollgate Business Park is situated off Chestnut Avenue in Chandlers Ford. The property has excellent transport links to the M3 and M27 with access to both within just 1 mile. Eastleigh Railway Station and Southampton Airport Parkway are both under 3 miles away. There are a number of amenities close by including supermarkets, coffee shops, and Village Hotel & Gym.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	994	92
Total	994	92

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

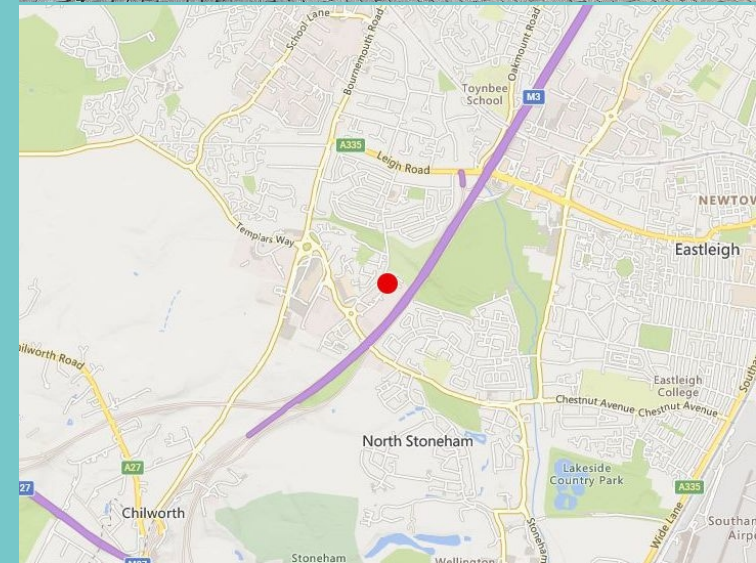
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new Fully Repairing and Insuring lease on terms to be agreed. Rent is £15 psf.

EPC

The Energy Performance Asset Rating is C (59).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 14-Jan-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk