

TO LET

Ground Floor Office Space

**132 Bournemouth
Road, Chandler's Ford,
Eastleigh, Hampshire,
SO53 3AL**

Key Features

- Net Internal Area 307 Sq Ft (28.52 Sq M)
- Allocated parking
- Great Transport Links
- £7,000 per Annum
- Shared Communal Kitchen



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Chandlers Ford is an affluent town located midway between Southampton and Winchester with good access to the M27 and M3 motorway network as well as the mainline Southampton Parkway Station and Southampton International Airport. Chandlers Ford train station is a short walk away and the property is easily accessed by bus.

Description

The opportunity is ideally located within Chandlers Ford, with easy access onto the major motorway junctions, making it an ideal location for any small business. The opportunity provides well presented ground floor office space and additional store room. Additional benefits include access to a shared kitchen and WC facilities and allocated parking available.



What3words: **encounter.sailor.crisis**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £7,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	307	28.52

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

D (99)

Rateable Value

Rating

£19,750

Source www.voa.org.uk

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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