



KEY FEATURES

- To Let – self-contained office suite with parking
- Quoting rent - £12,000 pax
- Net internal area of 629 Sq. Ft.
- In Chandler's Ford near Specsavers, Waitrose, COOP and Costa Coffee
- Easy access to M3/M27 motorway
- Suite being fully refurbished
- Direct access from car park
- Brand new kitchenette
- Two parking spaces
- 100% Small Business Rates Relief



DESCRIPTION

The subject office is a fully open-plan suite which occupies the lower ground floor to the rear of Fryern House, a detached multi-let office building on Winchester Road. The suite is currently being refurbished with improvements including: full redecoration, flooring, ceiling tiles, corner kitchenette plus replacement windows and door. Two parking spaces are included. The space is likely to appeal to businesses seeking a contemporary and highly-affordable self-contained office suite with parking and excellent accessibility, right in the heart of Chandler's Ford. Our photos show the space before works.

SITUATION

Chandler's Ford is a suburban town in Hampshire, England, situated between Southampton (8 miles to the south) and Winchester (7 miles to the north). The community has a mix of modern housing, local shops, and business parks, making it both a family-friendly and economically active place. Its location near the M3 (1 mile away) and railway connections makes it convenient for commuting, while nearby countryside and leisure facilities provide a balance of urban and rural living. In close proximity to the subject property are the likes of Specsavers, Waitrose, COOP, COSTA and Boots, making it a popular location to base a business.

ACCOMMODATION

We have identified an approximate net internal area of 629 sq. ft.

TENURE

The suite is available to let by way of a new FRI lease on terms to be agreed at a quoting rent of £12,000 pa, exclusive of any occupational costs such as utilities, service charge and VAT.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £9,300 from 1st April 2026 suggesting that eligible occupiers will benefit from 100% small business rates relief.

LEGAL COSTS AND VAT

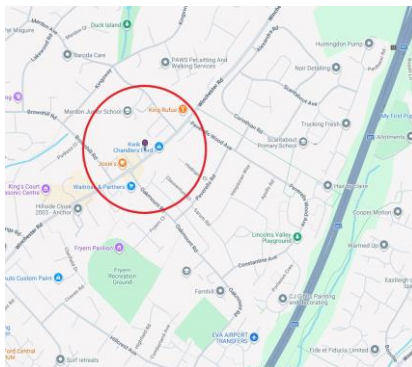
Each party is expected to bear their own legal costs in any transaction. Please note the rent will attract VAT.

EPC RATING

The building has an energy performance rating of B (43).

VIEWINGS

All enquiries and appointments to view must be made via the sole agent Trinity Rose Commercial on 01962 888900.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. May 2026.

