

Church View House, Outlands Lane, Curdridge, Southampton, SO30 2HD

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**Commercial
Property Consultants**

SELF-CONTAINED 2 STOREY OFFICE BUILDING



**Established business park | Close to M27 & M3 | 3 car parking spaces
Prominent location on the park | Modern self-contained building
Gas central heating, carpeting, shower. EPC Band C**

FOR SALE OR TO LET

**13 EASTLINKS, TOLLGATE BUSINESS VILLAGE,
CHANDLERS FORD, EASTLEIGH SO53 3TG**

TOTAL Floor Area 883 ft² (82 m²)

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The Tollgate Business Park is a well established out-of-town office location at Chandlers Ford, Eastleigh, approx. 6 miles north of Southampton City Centre with good access to the M27 J5 and M3 J13.

Southampton Parkway Railway Station provides direct services to London Waterloo and is adjacent to Southampton International Airport, both of which are approx. 3 miles south.

The Business Park is accessed from the Chestnut Avenue roundabout where Partridge BMW are located. There are a variety of well known businesses located here and closeby including, Blake Morgan Solicitors, KPMG, Moore Barlow Solicitors, Dutton Gregory Solicitors and the HQ of B & Q, together with numerous local occupiers. There are a number of retail parks close by together with a large ASDA supercentre and Aldi.

Description

The Business Village comprises a modern office campus development. The property is a self-contained two storey building located in a prominent location on the Park. The offices are fitted out with gas central heating and carpeting. There are WC's serving each floor & a fitted shower. There are 3 Car parking spaces.

Highlights

- Established out of town business park
- Close to supermarkets and retail parks
- Good access to M3 and M27
- Short distance from Southampton Airport Parkway Station and International Airport.
- Self-Contained modern offices
- Located in prominent position on the Park
- Fitted kitchen
- Floor boxes and partitioned meeting room
- 3 Car parking spaces

Energy Performance Certificate

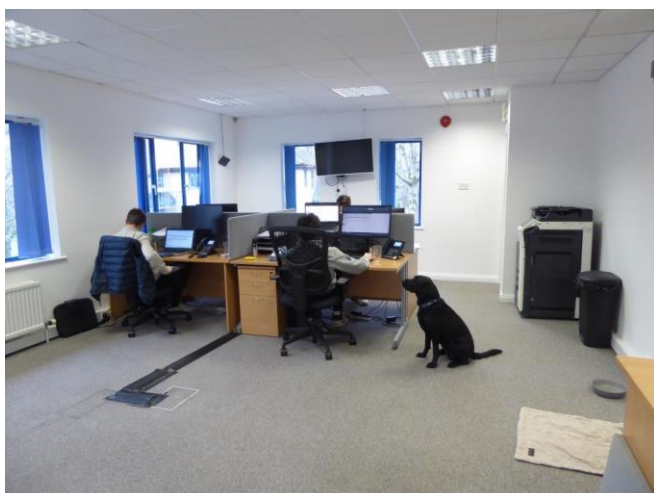
The property has an energy performance asset rating of 51 (band C). A copy of the certificate is available for inspection.

Accommodation Summary

The property has been measured on basis of International Property Measurement Standard (IPMS 3), as follows:-

	m ²	ft ²
Ground Floor		
Office with kitchenette	39	424
WC with shower		
First Floor		
Office	43	459
WC		
TOTAL FLOOR AREA	82	883
3 Car Parking Spaces		





Sale or Lease Terms

The property is available for sale on the balance of a 999 year lease from 1989 at an annual rent of £1 pa or

To let on the basis of a full repairing and insuring lease for a term to be agreed. There is a service charge in respect of the communal costs of the business park.

Sale Price & Rent

For sale at £150,000 or to rent at £11,900 pa exclusive. Subject to contract. The property is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500 **E-mail: richard@rpullen.co.uk**

Business Rates

The VOA have assessed the business premises on the 2026 Rating List with a Rateable Value of £17,250.

Prospective occupiers should make their own enquiries of Eastleigh Borough Council to clarify the level of rates payable

Legal Costs

Each party to be responsible for their own legal costs