

# To Let

- Excellent Car Parking
- Modern Office Space
- Air Conditioning
- Incentives Available



  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

Newly Refurbished First Floor Office Suite  
1,179 sq ft (109.53 sq m)

Suite E, Anchor House, School Lane, Chandler's Ford, Eastleigh, SO53 4DY

## Description

A newly refurbished first floor suite providing high quality open plan office space, with the flexibility for tenants to partition a smaller office / meeting room to suit their requirements.

The office benefits from air conditioning, LED lighting, perimeter trunking and a newly carpeted floor. There are 6 allocated car parking spaces within a secure car park to the rear of the building.

There are WC and kitchenette facilities.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Suite E	1,179	109.53
<b>Total</b>	<b>1,179</b>	<b>109.53</b>

## Energy Performance Certificate

EPC rating D92. A copy of the EPC is available on request.



### Terms

Suite E is available on a new effectively full repairing and insuring lease at an initial rent of £18,300 per annum.

### Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

### Rates

We understand from the Valuation Office Agency website that the property has a Rateable Value of £17,500. The current Small Business Rates multiplier is 43.2p.

Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify this information and confirm their business rates liability.

### VAT

We are advised that VAT will be payable.



## Location

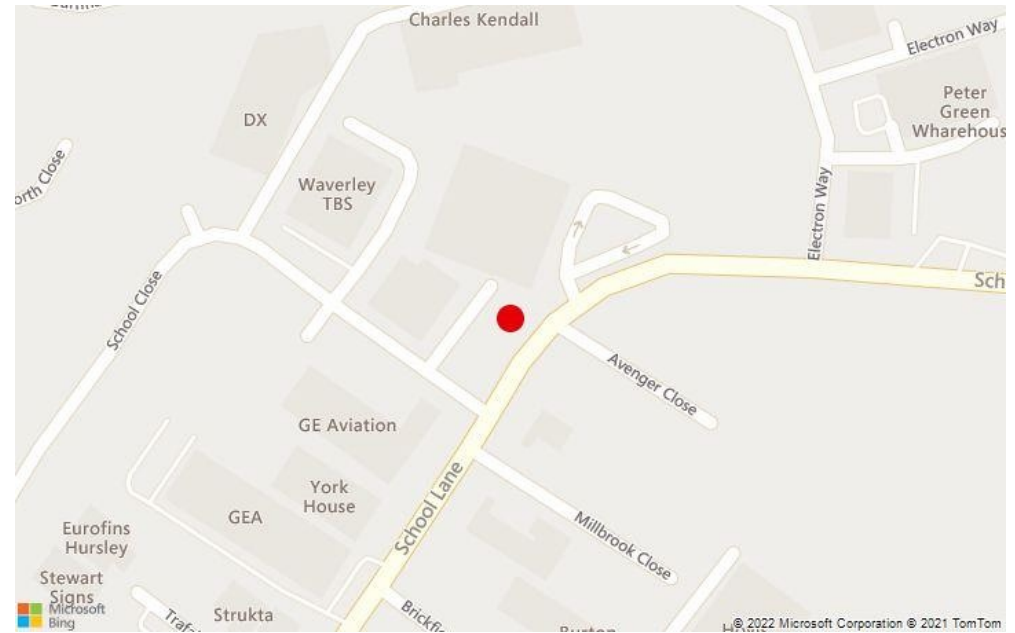
Located in a prominent position on School Lane, Chandlers Ford approximately 2 miles from both Junction 12 and 13 of the M3 motorway. This is a well established business location with excellent access to both the M3, M25 (via the M3) and M27 motorways. Chandlers Ford train station is within 0.5 miles.

*For all enquiries:*

## James Allen

Email: [ja@keygrove.com](mailto:ja@keygrove.com)  
Direct Dial: **023 8083 5962**  
Office: **023 8063 5333**  
Mobile: **07976 677482**

## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 12-Feb-2026

