

# FOR SALE

## Vacant Office Unit

UNIT 8 WESTLINKS, TOLLGATE, CHANDLER'S FORD, EASTLEIGH, SO53 3TG

### KEY FEATURES

- Total property area - 1,990 sq.ft (184.73 sq.m)
- Guide Price £325,000
- Long leasehold (999 years)
- Good size self-contained office unit with air conditioning
- Popular office location
- Sold with vacant possession
- 8 Allocated parking spaces
- Easy access to M3 and M27



Primmer Olds B-A-S  
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# UNIT 8 WESTLINKS

## LOCATION

Tollgate Business Park is an established office/business park location within Chandlers Ford comprising a range of smaller office buildings together with larger corporate style properties. It is located approximately 5 miles north of Southampton City Centre with good access to the M3 motorway and Junction 13 and M27 motorway at junction 5. Southampton International Airport and Southampton Parkway railway station are located approximately 2 miles away.

## DESCRIPTION

The property comprises of a two-storey mid terraced office building. There is a reception area, kitchenette on both floors and W/C facilities. The property benefits from eight allocated car parking spaces.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	994	92.33
First Floor	996	92.50
<b>Total Internal Area</b>	<b>1,990</b>	<b>184</b>

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

## TENURE

Long leasehold

## TERMS

Offers considered in the region of £325,000 subject to contract for the long leasehold interest, subject to contract.

## VAT

We understand that there is VAT applicable, however all parties are advised to make their own enquiries into the matter.

## PLANNING

Under the new planning regulations, 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.

## RATES

Rateable Value £32,750

Source <https://www.gov.uk/find-business-rates>

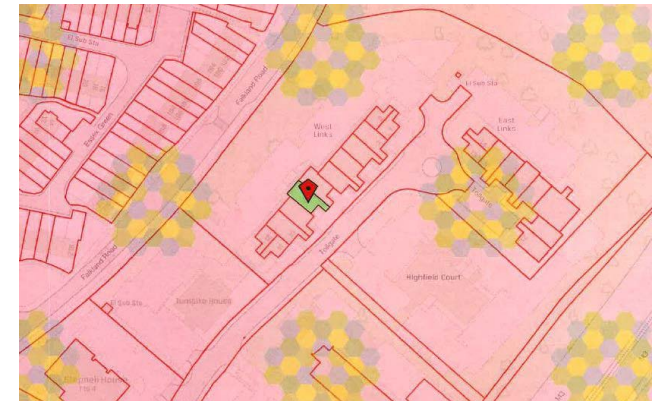
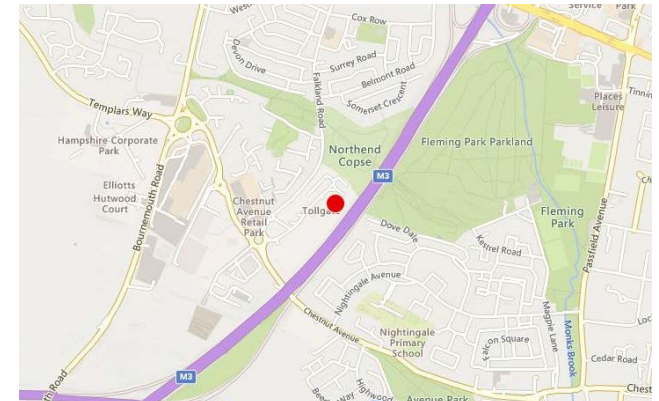
Calculator: <https://www.gov.uk/calculate-your-business-rates>

## EPC

Asset Rating To be assessed

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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