

To Let

- Good Car Parking
- Modern Office Space
- Potential to split floor-by-floor




Keygrove
www.keygrove.com
023 8063 5333

Self Contained Office Building

905 - 1,827 sq ft (84.07 - 169.73 sq m)

20 East Links, Tollgate, Chandler's Ford, Eastleigh, Hampshire, SO53 3TG

Description

A modern 2 storey office unit with parking, in Tollgate Business Park.

The offices benefit from electronic front door access, new kitchen, air conditioning, raised access flooring, suspended ceiling with LED lighting and gas central heating.

There are two WC's including a disabled WC on the ground floor. There are 6 allocated car parking spaces and further spaces can be available by separate negotiation.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	905	84.07
First Floor	922	85.65
Total	1,827	169.73

Energy Performance Certificate

EPC rating C61. A copy of the EPC is available on request.



Terms

The whole premises are initially available by assignment until May 2026 at a rent of £25,000 per annum exclusive. The premises can be split floor-by-floor.

The whole premises are also available on a new full repairing and insuring lease.

Service Charge

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

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £31,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

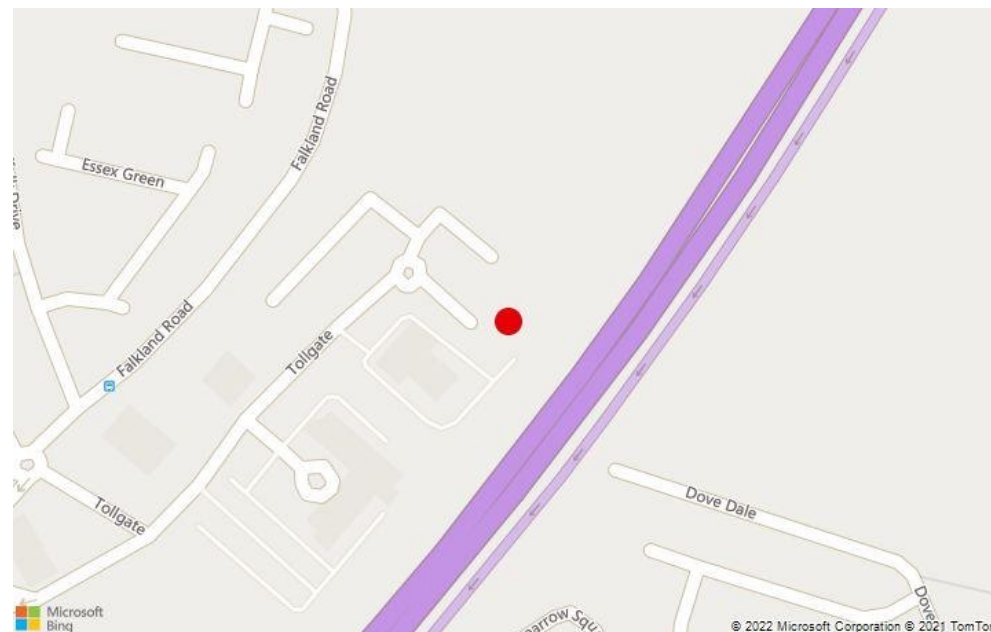
Tollgate Business Park is a popular and convenient office location situated alongside the M3 motorway in Chandlers Ford, accessed via junction 13 of the M3 and junction 5 of the M27.

For all enquiries:

James Allen

Email: 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

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

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