

To Let

- Excellent Car Parking
- Modern Headquarters Building
- Air Conditioning
- Flexible Lease Terms
- Warehouse Storage Available



Ground Floor Office
1,920 sq ft (178.37 sq m)

1 Eagle Close, Chandler's Ford, Eastleigh, Hampshire, SO53 4NF


Keygrove
www.keygrove.com
023 8063 5333

Description

A ground floor office in a multi tenanted building. The office comprises a mostly open plan space with a board/meeting room. Up to 700 sq ft of flexible warehouse storage space is also available at £12 per sq ft, per annum.

There are shared kitchen facilities and shared WC's. The office benefits from raised access flooring, LED lighting, air conditioning and excellent car parking.

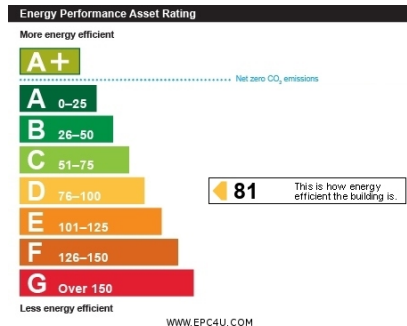
Additional car parking is available on the road on a first come first served basis.

Accommodation (Approximate IPMS3)

| Floor | Area (sq ft) | Area (sq m) |
|--------------|--------------|---------------|
| Total | 1,920 | 178.37 |

Energy Performance Certificate

EPC rating D81. A copy of the EPC is available on request.



Terms

The property is available by way of a new sub lease with an initial term of 2 years at a rent of £23,000 per annum.

Service Charge

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

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



Location

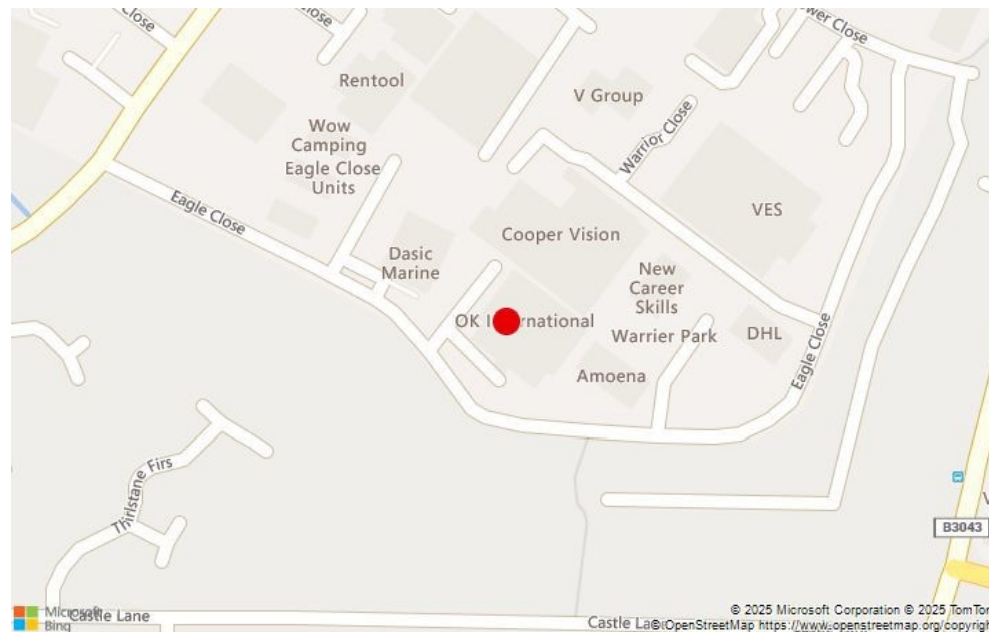
Chandler's Ford Industrial Estate is a well regarded industrial and office location to the north of Southampton approximately 2 miles from the M3 Junction 13 and 3 miles from the M27 Junction 5. Brickfield Lane runs between Bournemouth Road and School Lane, the main road through the estate. Southampton Airport and Southampton Parkway Railway Station are both approximately 3.5 miles away.

For all enquiries:

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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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