

To Let

- 3 Allocated Car Parking Spaces Per Floor + Free Roadside Parking
- Air Conditioning
- Undergoing Reurbishment
- Eligible for 100% Business Rates Relief
- Well Located Near J13 of M3, Southampton Airport and Airport Parkway




Keygrove
www.keygrove.com
023 8063 5333

1st & 2nd Floor Office Suites - To Be Refurbished
912 - 1,862 sq ft (84.72 - 172.98 sq m)

10 West Links, Tollgate, Chandler's Ford, Eastleigh, Hampshire, SO53 3TG

Description

The available accommodation comprises the first and second floor office suites within this three-storey office building. The floors are available either individually or together as a single premises and are currently undergoing refurbishment.

The accommodation provides a mix of open-plan office space with private offices, which will be finished to a modern specification, benefiting from LED lighting, new carpeting, fibre internet, air conditioning, raised access flooring, an alarm system and gas central heating. There is optional office furniture available.

Each floor has its own dedicated kitchenette and WC facilities. There are three allocated car parking spaces per floor. There is additional free "first come first serve" roadside parking.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
First Floor	912	84.72
Second Floor	950	88.26
Total	1,862	172.98

Energy Performance Certificate

EPC rating C53. A copy of the EPC is available on request.



Terms

The premises are available on a new effectively full repairing and insuring lease at an initial rent of £12,000 per floor, per annum exclusive.

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 first floor is £13,000. The second floor is £9,900.

We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

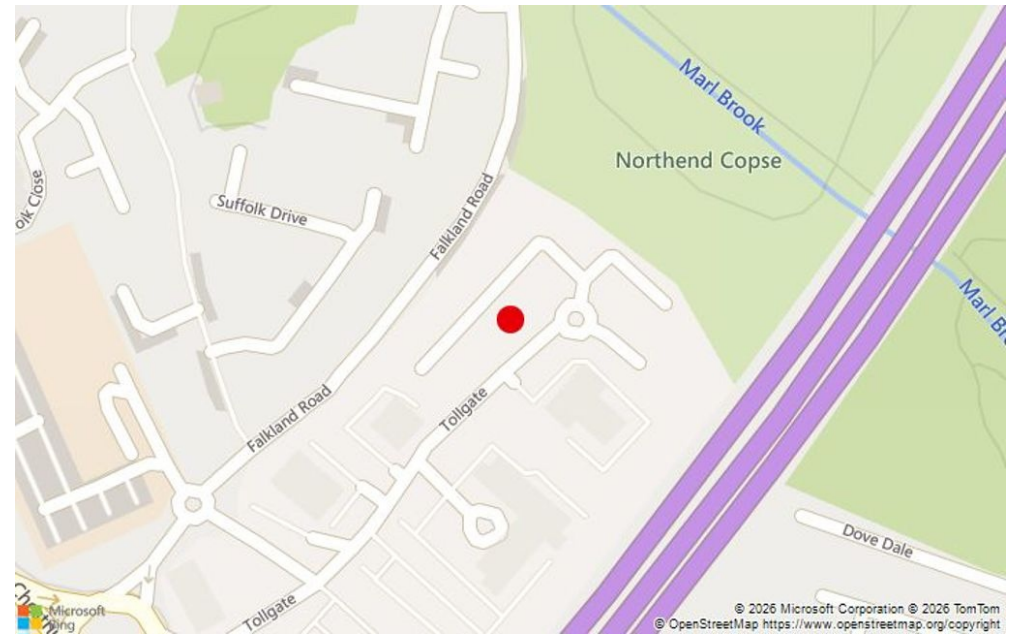
Tollgate Business Park is a popular and convenient office location situated alongside the M3 motorway in Chandlers Ford and is accessed via junction 13 of the M3 and junction 5 of the M27.

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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