

For Sale - To Let

- 6 Car Parking Spaces
- Air Conditioning
- Newly Refurbished
- New Kitchen
- Well Located Near J13 of M3, Southampton Airport and Airport Parkway Train Station




Keygrove
www.keygrove.com
023 8063 5333

Newly Refurbished Self-Contained Office Building
1,824 sq ft (169.45 sq m)

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

Description

A newly refurbished two-storey self-contained office building.

The open plan offices have been refurbished to a modern specification, benefitting from LED lighting, new carpets, air conditioning, alarm system and gas central heating. Dado trunking is to be installed.

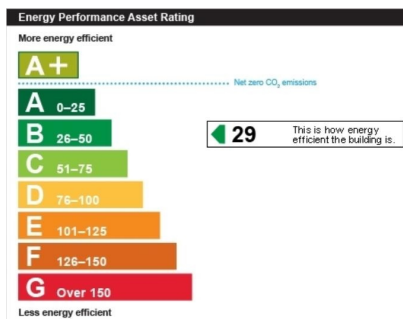
The property also provides a new kitchen and two WCs. There are six allocated car parking spaces, with additional spaces available by separate negotiation.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	915	85
First Floor	909	84.45
Total	1,824	169.45

Energy Performance Certificate

EPC rating B29. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £24,500 per annum exclusive.

The long leasehold is available for £270,000. The long lease is for 999 years from 1st January 1989.

Service Charge

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

Rates

The ground floor currently forms part of a wider business rates assessment. An indicative value can be provided upon request.

Interested parties are also advised to make their own further enquiries with the Valuation Office Agency.

VAT

We are advised that VAT will be payable.



Location

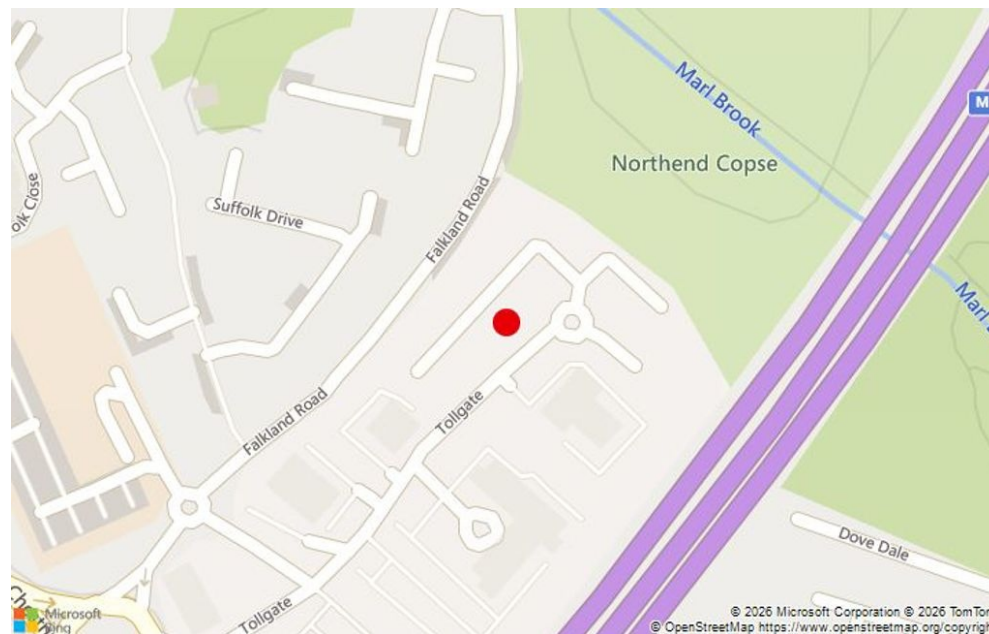
Tollgate Business Park is a popular and convenient office location situated alongside the M3 motorway in Chandlers Ford and is accessed via junction 13 of the M3 and junction 5 of the M27.

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

Date published 11-Mar-2026

