



CONCEPT HOUSE LINK 414, CHANDLERS FORD, SO53 3LD

OFFICE TO LET

5,992 TO 12,404 SQ FT (556.68 TO 1,152.37 SQ M)



Summary

PROMINENT DETACHED FOUR STOREY OFFICE BUILDING

Available Size	5,992 to 12,404 sq ft
Rent	£138,000 - £285,500 per annum
Business Rates	N/A
EPC Rating	B

- Fully refurbished with double height entrance lobby
- 1:172 sq ft car park ratio
- Open plan comfort cooled office space



Location

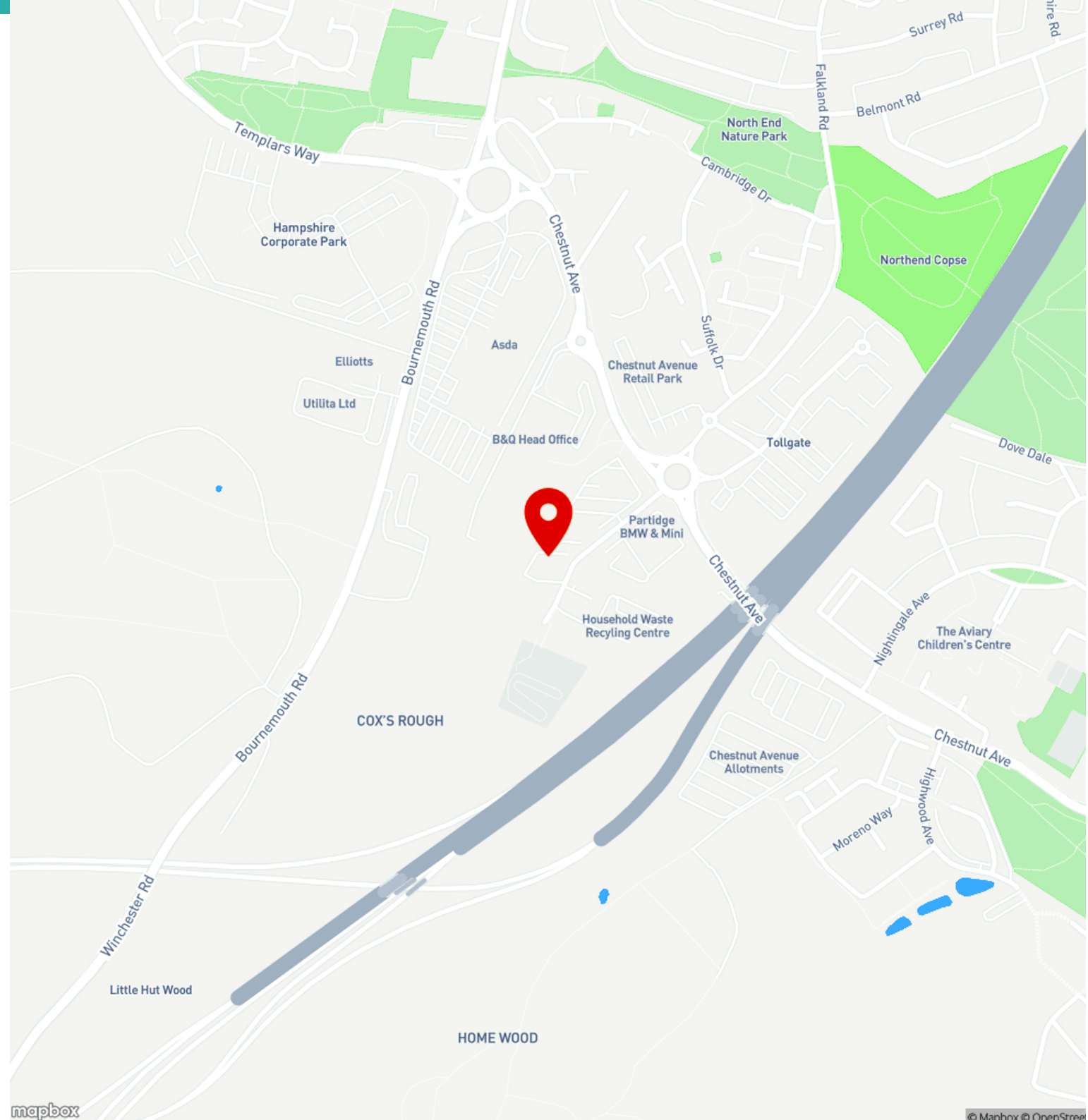


**Concept House Link 414,
Stoneycroft Rise, Chandlers
Ford, SO53 3LD**

Concept House is in an excellent location just 1.5 miles from junction 5 of the M27 and approximately 2 miles from junction 14 of the M3. Southampton city centre is approximately 4.5 miles distant.

Southampton Airport and Southampton Parkway railway stations are conveniently located approximately 2.3 miles away.

Other local amenity includes Holiday Inn, Oasis Leisure Centre with indoor swimming pool, Swan indoor shopping centre. Chandlers Ford Village with Waitrose.



Further Details

Description

Concept House comprises a prominently located detached 4 storey office building set within its own landscaped grounds with surface and undercroft car parking. Access is from a large entrance lobby with stairs and lifts to the upper floors. Each landing has male & female WCs.

Modernised and refurbished in summer 2022 to include:

- New toilets
- New LED lighting
- New carpets
- Architect designed entrance lobby

Accommodation

The accommodation comprises of the following approximate net internal areas:

Name	sq ft	sq m	Rent	Service Charge	EPC	Availability
Ground	5,992	556.68	£138,000 per annum exclusive	£33,150 /annum	B (45)	Available
2nd	6,412	595.69	£147,500 per annum exclusive	£35,500 /annum	B (45)	Available
Total	12,404	1,152.37				

Specification

- Excellent natural light;
- 4 pipe fan coil, comfort cooling and heating (recently upgraded);
- Two passenger lifts (one to basement car parking);
- Good floor to ceiling heights;
- Male and female WCs on each floor
- Full access raised floors

Terms

A new FRI lease on flexible terms.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in a transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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