

17 EAST LINKS, TOLLGATE BUSINESS PARK,  
CHANDLERS FORD, EASTLEIGH SO53 3TG



## MODERN OFFICE BUILDING TO LET/FOR SALE

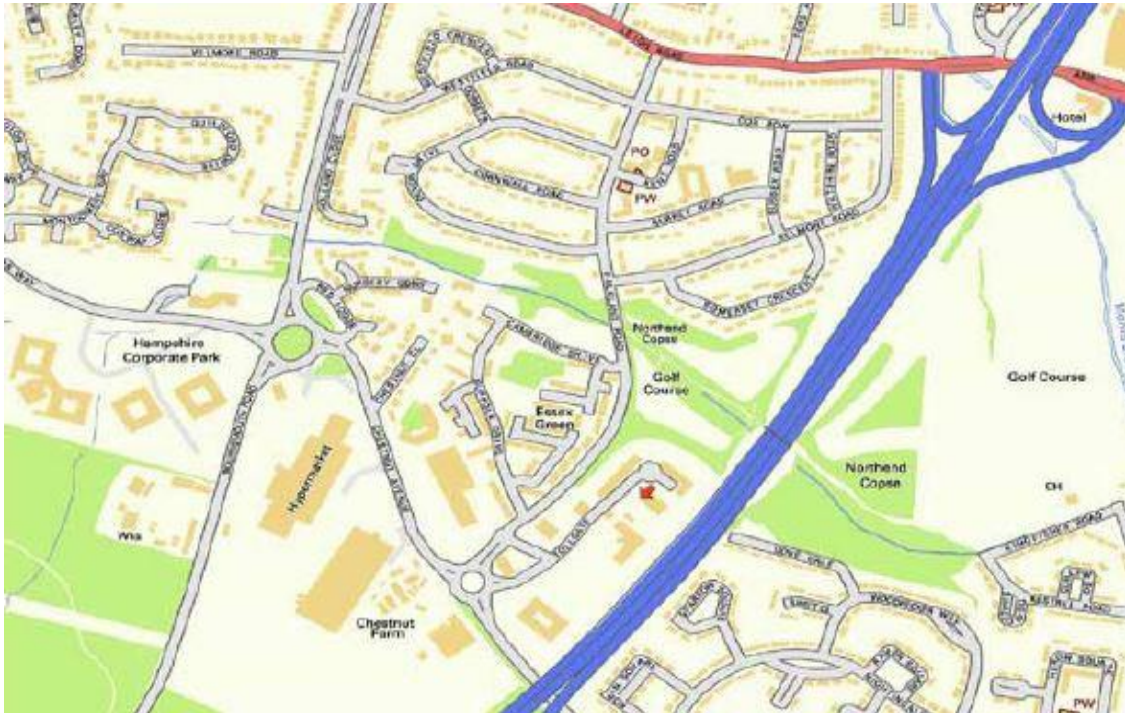


2,985 sq.ft (277.3 sq.m)

### KEY FEATURES

- Modern office building with parking
- Excellent location with easy access to M27 and M3 motorway network
- Situated within established business park
- Allocated parking (1:331 sq.ft)

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## LOCATION

The property is located within a well established out of town office location at Chandlers Ford, Eastleigh, approximately 6 miles north of Southampton City Centre with good access to the M27 Junction 5 and M3 Junction 13.

Southampton Parkway Railway Station provides a direct service to London Waterloo and is adjacent to Southampton International Airport, both of which are approximately 3 miles south east.

17 East Links is situated within the Tollgate Business Park, accessed from the roundabout off Chestnut Avenue. There are a host of well known occupiers within the business park including Blake Morgan Solicitors, KPMG, Moore Blatch Solicitors, B&Q and a number of local occupiers.

## SCHEDULE OF AREAS (APPROX)

Measured in accordance with the RICS Property Measurement 1<sup>st</sup> Edition incorporating The International Property Measuring Standards (IPMS 3) which became mandatory in January 2016.

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,031	95.76
First Floor	981	91.14
Second Floor	973	90.4
<b>Total approx. IPMS 3</b>	<b>2,985</b>	<b>277.3</b>

## DESCRIPTION

The property comprises a mid-terrace 3 storey self contained modern office building with brick elevations beneath a pitched tiled roof, constructed in the 1980's. The office accommodation has suspended ceilings incorporating recessed fluorescent strip lighting, raised floors with carpet tiles, wall mounted comfort cooling units, gas fired central heating and WC facilities on each floor including a disabled WC on the ground floor.

There are 9 allocated car parking spaces.

## SPECIFICATION

- Open plan accommodation
- Kitchen facility
- Floor boxes
- Gas central heating
- Car parking (1:331 sq.ft)

## TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

May consider selling the long leasehold.

## SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance etc.

Further information on request.

## RENT/PRICE

ROA/POA

## BUSINESS RATES

Awaiting assessment.

However, we would advise an interested party to confirm the accuracy of this information.

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## EPC

Energy Performance Rating: D85  
Reference Number: 0501-9310-3230-2000-1803

## LEGAL COSTS

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

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the sole agents below.

## CONTACTS

**Alex Gauntlett**  
**Vail Williams LLP**

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**Subject to Contract**  
**May 2019**

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