



SECOND FLOOR, OAKMOUNT HOUSE, OAKMOUNT ROAD, EASTLEIGH, SO53 2LH

OFFICE TO LET

1,988 SQ FT (184.69 SQ M)



Summary

SECOND FLOOR OFFICE SUITE WITH AMPLE PARKING - TO LET

Available Size	1,988 sq ft
Rent	£33,000 per annum
Rates Payable	£6.11 per sq ft Estimated
Rateable Value	£22,250
Service Charge	£9.05 per sq ft
EPC Rating	D (81)

- 4 allocated parking spaces with further free parking opposite
- Self contained office
- Central location with excellent local facilities within walking distance
- Air conditioning
- LED lighting
- Perimeter trunking



Location



Second Floor, Oakmount House Oakmount Road, Chandlers Ford, Eastleigh, SO53 2LH

The property occupies a prominent position on the corner of Oakmount Road and Winchester Road in the heart of Chandlers Ford. The property benefits from excellent road links with the M3 and M27 motorways within 1 mile, via Junction 13 of the M3 which connects to Leigh Road and Bournemouth Road. This in turn leads to junction 4 of the M27. Junction 5 of the M27 is 3.1 miles away via Passfield Avenue and Stoneham Lane.

Chandlers Ford train station is within 1/2 mile from the property offering local rail services, whilst Southampton Airport Parkway is 2 miles to the east, providing regular services to London Waterloo, with a fastest journey time of approximately 1 hour.





Further Details

Description

Oakmount House is a purpose built office building of brick/blockwork construction and is configured to provide retail and ancillary accommodation at ground floor level, which is occupied by a coffee shop, with office space on the floors above.

The second floor, which is served by a passenger lift, offers open plan office space, air conditioning, an intercom system, perimeter trunking, heating and WCs. The suite benefits from the previous tenant fit-out of kitchenette with a microwave and a comms cabinet with cabling (but please note, this has not been tested).

Tenants are in walking distance to a range of retail occupiers such as Co-op, Pets Corner, Costa Coffee and Waitrose. Importantly, within the rear of the Waitrose car park there is free underground car parking which can be utilised by incoming tenants.

Terms

The suite is available on a new FRI lease for a term to be agreed.

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 this 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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