



## UNIT 1 WEST LINKS, EASTLEIGH, SO53 3TG

OFFICE FOR SALE

993 SQ FT (92.25 SQ M)



# Summary

## Self Contained Office - For Sale

<b>Available Size</b>	993 sq ft
<b>Price</b>	Offers in the region of £165,000
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- Excellent location
- Easy access to M27 and M3
- Situated within established business park
- 3 car parking spaces



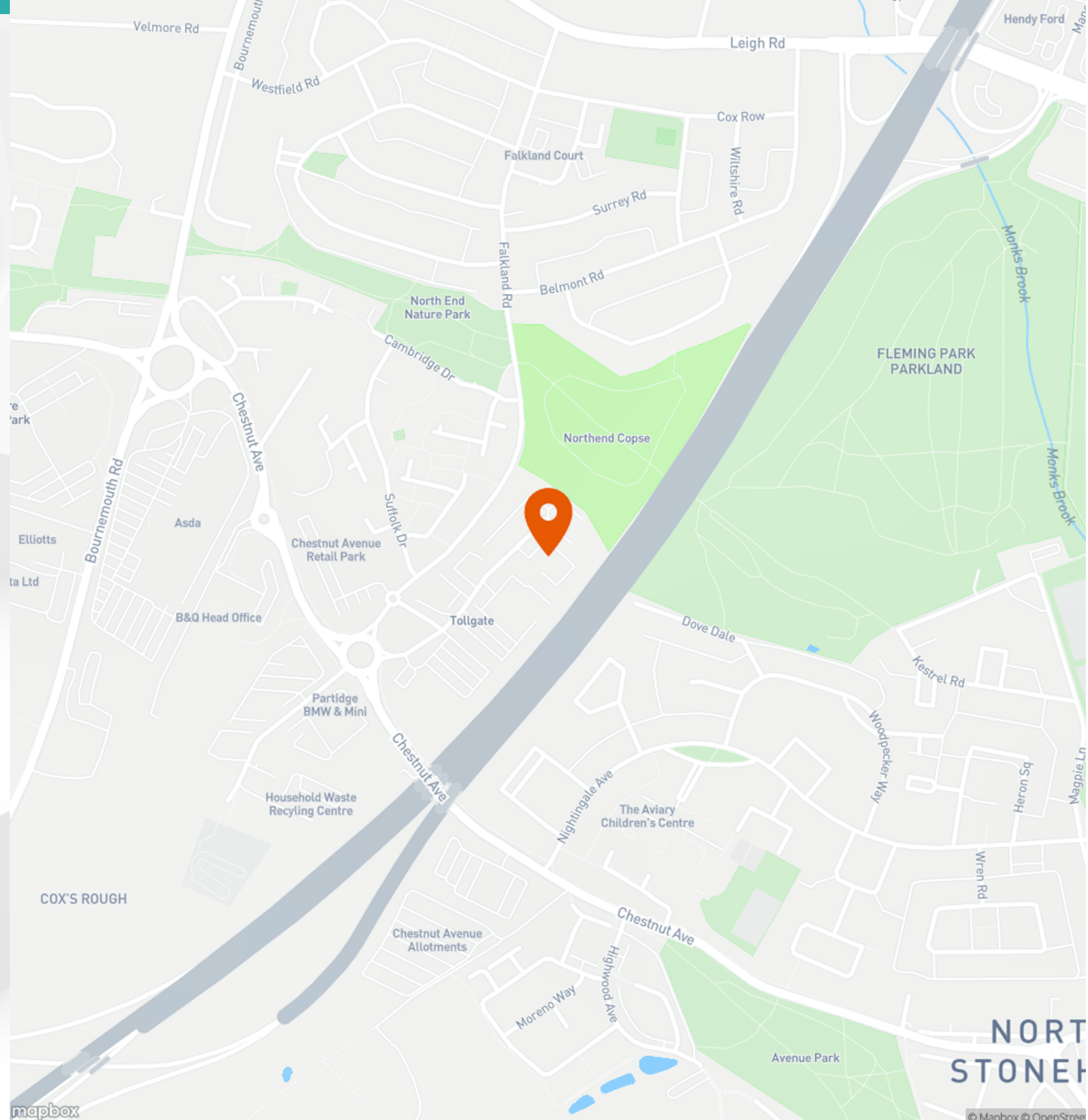
# Location



**Unit 1 West Links, Tollgate,  
Eastleigh, SO53 3TG**

West Links is situated on the popular and established Tollgate Business Village accessed off Chestnut Avenue, and home to RSM, KPMG, Blake Morgan and Moore Blatch Solicitors.

J5 M27 / Southampton Parkway Station and Airport are approximately 1.5 miles away and Southampton City Centre approximately 3.5 miles away.



# Further Details

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	495	45.99
1st	498	46.27
<b>Total</b>	<b>993</b>	<b>92.26</b>

## Description

The property comprises a two storey self-contained office constructed in the late 80's.

It's been let to Westlake Clarke Ltd since 2014, whose lease expires on 23rd October 2024. The current rent is £12,350 pax and the lease will not be renewed by the current owner, to offer vacant possession.

## Terms

The property is a Virtual Freehold, by way of a 999 year ground lease from 1 January 1989 at £1 per annum.

## Viewings

Strictly by appointment through the sole agent.

## VAT

VAT is payable on the property.

## Legal Costs

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

## Anti-Money Laundering

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.

## Property Measurement Standard

All floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).



## Enquiries & Viewings



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