

UNIT 1 WEST LINKS, EASTLEIGH, SO53 3TG

OFFICE FOR SALE 993 SQ FT (92.25 SQ M)



Summary

Self Contained Office - For Sale

Available Size	993 sq ft	
Price	Offers in the region of £165,000	
VAT	Not applicable	
EPC Rating	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

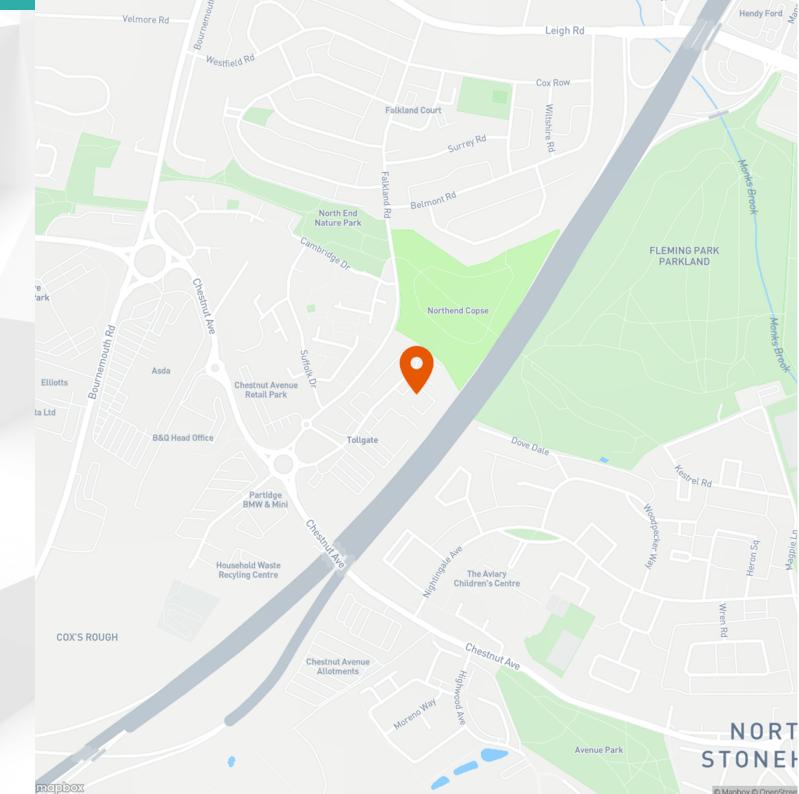


Location

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
Total	993	92.26

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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