



17 EAST LINKS, EASTLEIGH, SO53 3TG

OFFICE TO LET

2,985 SQ FT (277.32 SQ M)



Summary

MODERN OFFICES - WITH PARKING

Available Size 2,985 sq ft

Business Rates N/A

EPC Rating Upon enquiry

- Excellent location with easy access to M27 and M3
- Self contained building
- 9 allocated car parking spaces
- Situated within established business park



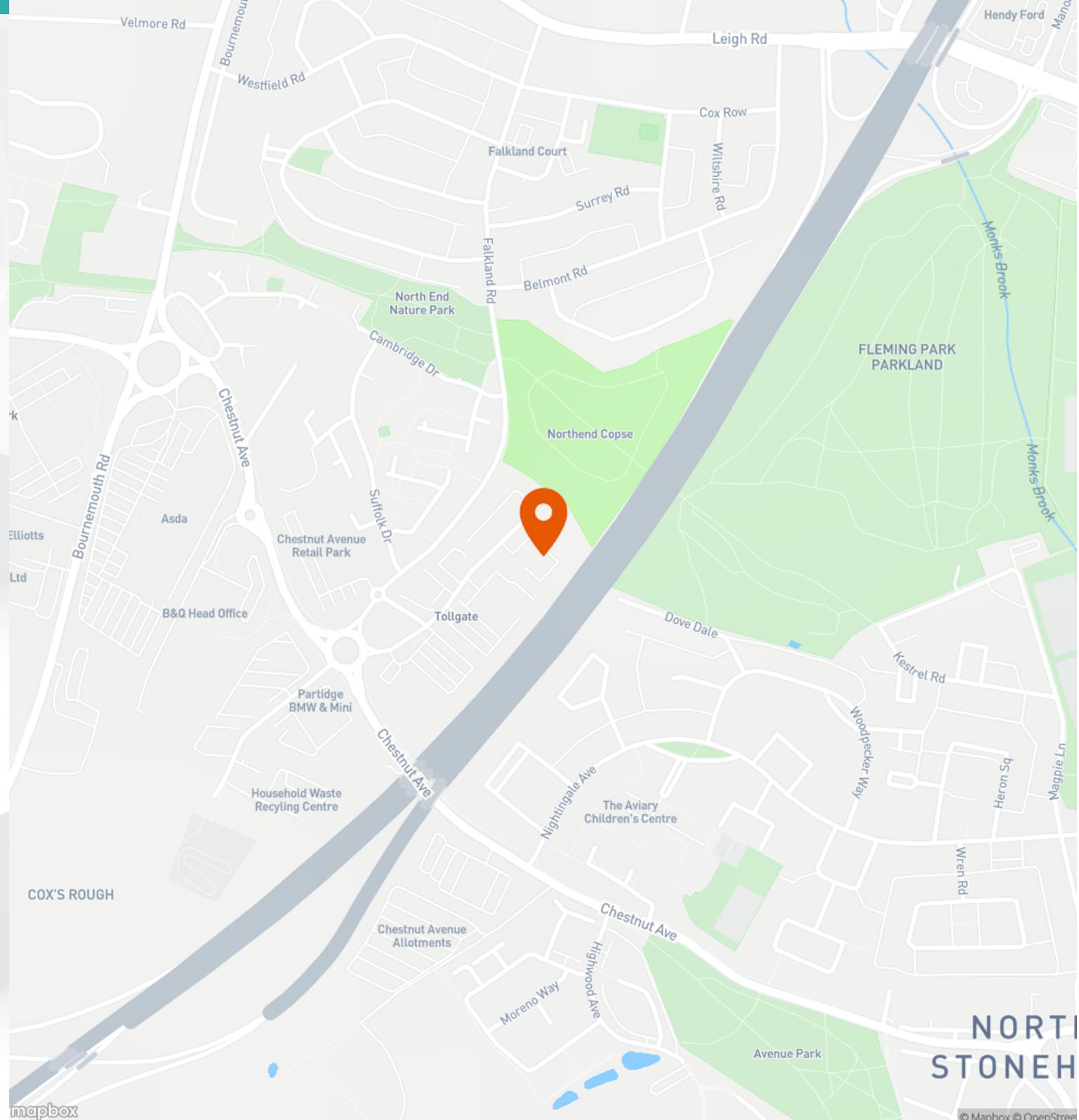
Location



**17 East Links, Tollgate
Business Park, Eastleigh, SO53
3TG**

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 Barlow Solicitors, B&Q and a number of local occupiers.





Further Details

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - Ground floor	1,031	95.78	To Let	Available
1st - First floor	981	91.14	To Let	Available
2nd - Second floor	973	90.39	To Let	Available
Total	2,985	277.31		

Description

The property comprises a mid-terrace 3 storey brick built self contained modern office building offering a mix of open plan and cellular offices. The space benefits from suspended ceilings with LED lighting, raised floors with carpet tiles, wall mounted comfort cooling units, kitchenette and break out facilities along with 9 allocated car parking spaces.

Specification

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

Terms

By way of an assignment or sub-let of the existing lease. Alternatively the property may be available by way of a new lease direct from the landlord subject to terms.

Viewings

Strictly by appointment through the sole agent.

VAT

The property is elected for VAT.

Legal Costs

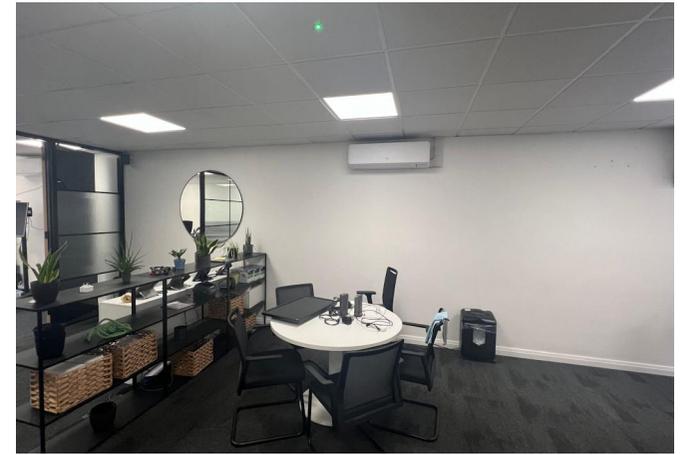
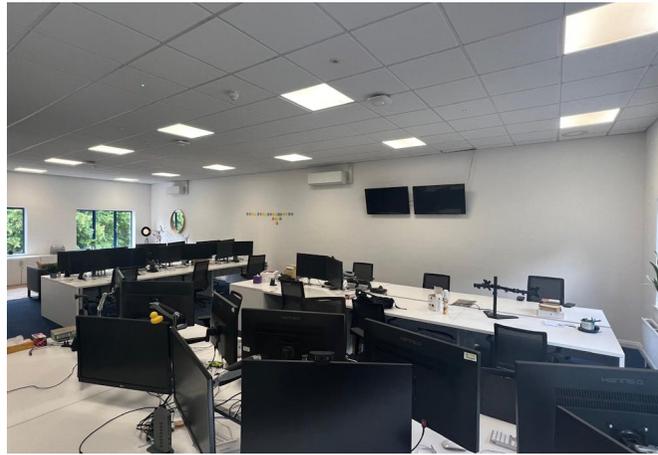
Each party to be responsible for their own legal costs incurred in the transaction.

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.

Property Measurement Standard

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





Enquiries & Viewings



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