



Primmer Olds B&S

TO LET

Modern Offices With Parking Near M27/M3

15 EAST LINKS, THE BUSINESS VILLAGE, TOLLGATE , CHANDLERS FORD, EASTLEIGH SO53 3TG

KEY FEATURES

- NIA: 2,793 sq.ft (259.44 sq.m)
- Modern offices
- Raised access floors
- 9 allocated parking spaces
- Very close proximity to J5, M27 and to Southampton Airport and Parkway Railway Station



Primmer Olds B&S

Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

15 EAST LINKS, TOLLGATE

DESCRIPTION

Tollgate Business Park is an established office/business park located within Chandlers Ford comprising a range of smaller office buildings together with larger corporate-style properties. It is located approximately 5 miles north of Southampton City Centre with good access to the M3 motorway and Junction 13 and M27 motorway at junction 5. Southampton International Airport and Southampton Parkway railway station is located approximately 2 miles away.

The property comprises a mid-terraced three-storey office building within the development with brick elevations, concrete floor construction and a pitched and hipped roof. The property has raised access floors, suspended ceilings with recessed lighting and aluminum double glazed windows. There is a gas central heating system throughout.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	927	86.13
First Floor	931	86.49
Second Floor	933	86.64
Total Internal Area	2,793	259.44

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £39,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Alternatively available for the long-leasehold at an asking price of £475,000 vacant possession on completion subject to contract.

Please note VAT is payable on the rents and there is a service charge

RATES

Rateable Value £45,250

Source - voa.gov.uk

The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

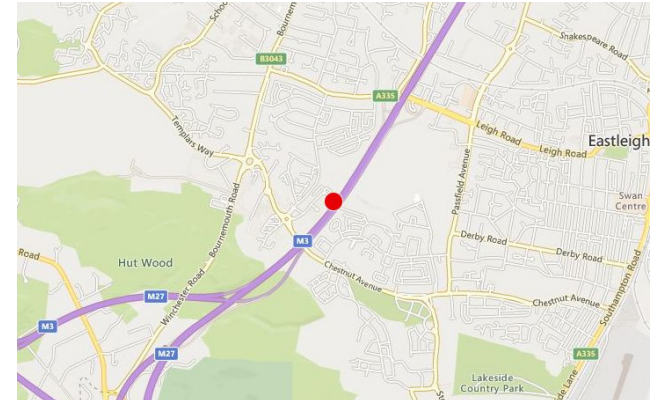
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C(66)

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Dominic Arkell
Commercial Agent
darkell@primmeroldsbas.co.uk
07918 926 119



Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk
023 8022 2292

.....

15 EAST LINKS, TOLLGATE

.....



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Dominic Arkell
Commercial Agent
darkell@primeroldsbas.co.uk
07918 926 119



Roseanna Liddiard
Surveying Executive
rliddiard@primeroldsbas.co.uk
023 8022 2292