



Primmer Olds **BAS**

TO LET

Two Storey Office

14 THE BUSINESS VILLAGE, TOLLGATE, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE, SO53 3TG

KEY FEATURES

- NIA - 889 sq.ft (82.61 sq.m)
- Well established business park
 - Modern office
 - Fully refurbished
- Close proximity to the M27 and Southampton airport
- Asking rent £13,000 per annum
- VAT is not payable



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



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14 THE BUSINESS VILLAGE

LOCATION

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.

DESCRIPTION

The Business Village comprises a modern office campus development off Tollgate. The subject property was constructed in 1990 and comprises a two storey office building of brick and pitched roof construction.

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Total Internal Area	438	40.68

First Floor	Sq Ft	Sq M
Total Internal Area	451	41.93

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

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs
Note: It is understood VAT is not payable on rents.

PLANNING

Under the new planning regulations, 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.

RATES

Rateable Value Ground Floor £5,800
First Floor £6,100

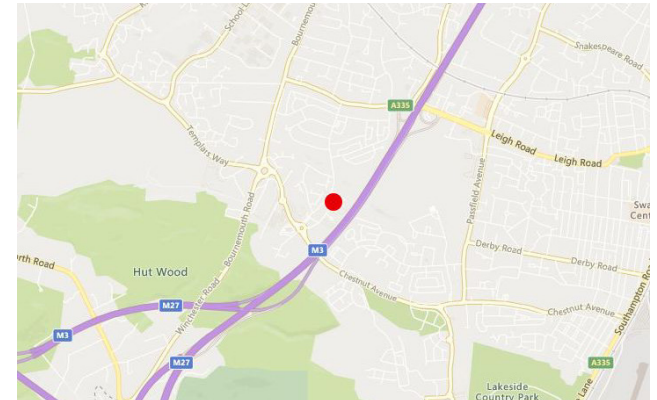
Source – voa.gov.uk
The 2022/2023 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating D (83)

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.



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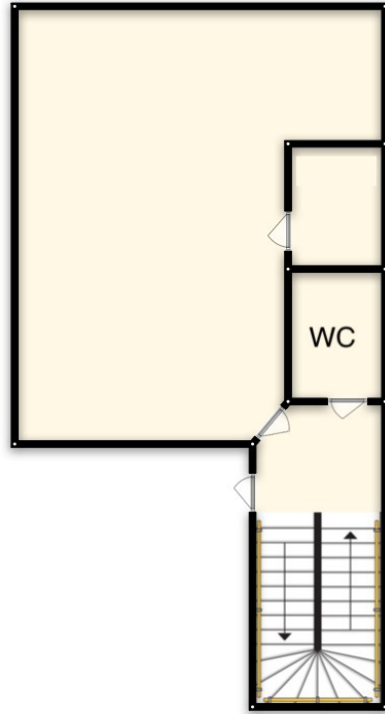
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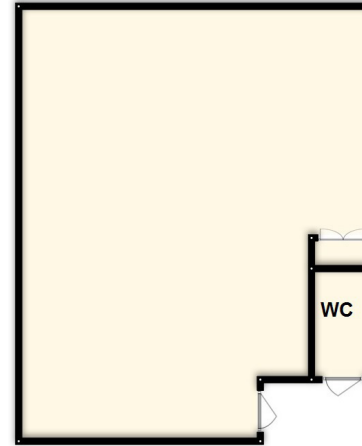
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GROUND FLOOR



FIRST FLOOR



For identification purposes only. Not to scale and not to be relied upon.

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