

To Let

Office 7,375 sq ft NIA

3rd Floor - Link 1, Stoneycroft Rise, Chandlers Ford, Eastleigh, Hampshire, SO53 3YU



Summary

- Type: Office
- Tenure: To Let
- Size: 7,375 sq ft NIA
- Rent: Passing at £19.25 per sq ft exclusive

Highlights

- Prominent Location
- Car parking ratio of 1:201 sq ft (37 car parking spaces)
- Fantastic views across Chandlers Ford

Location

Chandler's Ford, with a population of approximately 20,000, is situated 8 miles north of Southampton and 2 miles west of Eastleigh in the prosperous M3/M27 corridor. Link 1 is strategically situated within Tollgate Business Park adjacent to the M3 motorway (junctions 13 and 14), which links with the M27 to the south east. Link 1 is accessed via the Tollgate roundabout opposite the BMW dealership.

The office district boasts Moore & Blatch, B&Q, Aviva, Ageas, Blake Morgan, Dutton Gregory and many other high profile businesses as occupants.

Southampton International Airport is located some 2.5 miles to the south east of the property.

Availability

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

Floor / Unit	Sq ft	Sq m	Availability
3rd	7,375	685.14	Available
Total	7,375	685.14	

Accommodation

The property was built in 2001 and comprises of a prominent 4 storey detached office building. The third floor is a combination of cellular and open plan configuration. Cisco are in occupation of the remainder of the building.

Specification

The premises benefits from the following specification:

- Suspended ceilings
- Raised floors
- Category II lighting
- Comfort cooling
- 2 x 8 person passenger lift
- Car parking ratio of 1:201 sq ft (37 car parking spaces)

Terms

The third floor is available as a whole by way of a Sub-lease, to expire no later than June 2026; and subject to a break in June 2021 .

Viewings

Strictly by appointment by the sole agents JLL.

Energy Performance Rating

This property has been graded as 109(E).

Rent

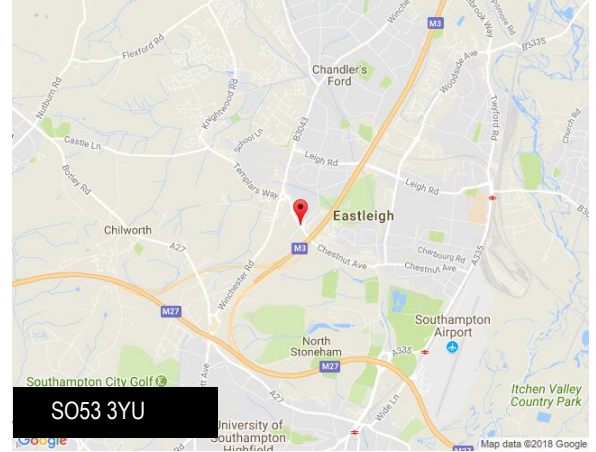
Passing at £19.25 per sq ft exclusive

Business Rates

To be reassessed into separate hereditaments

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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