

For Sale / To Let

- 20 Allocated Car Parking Spaces plus 16 Visitor Spaces
- Mix of Open Plan and Private Offices / Meeting Rooms
- Air Conditioning
- Central Chandler's Ford Location




Keygrove
www.keygrove.com
023 8063 5333

Prominent Chandler's Ford Office - Excellent Car Parking
4,916 sq ft (456.7 sq m)

91-95 Winchester Road, Chandlers Ford, Eastleigh, Hampshire, SO53 2GG

Description

91-95 Winchester Road comprises a first floor office suite in the centre of Chandler's Ford.

The property is expected to be reinstated to the layout shown on the floor plan on page 4, providing a mix of open plan offices together with private offices / meeting rooms, reception, kitchen and WCs.

The office suites benefit from air conditioning, a mix of LED and fluorescent lighting, perimeter trunking, gas central heating, double glazing, a stairlift and good levels of natural light.

There are 20 allocated car parking spaces within the rear car park, together with a further 16 communal / visitor spaces shared with the ground floor shops.

For parties interested in the freehold, the freehold ownership also includes the four shops below the offices. Each shop has been sold on a long lease, with approximately 86 years remaining, at a peppercorn ground rent. The shop owners currently contribute approximately £6,300 per annum between them by way of service charge towards the freeholder's costs of maintaining the car park and communal areas.

A freehold purchaser will benefit from a lease of a small ground floor storage room to one of the long leaseholders, producing £850 per annum until July 2029.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	4,916	456.7

Energy Performance Certificate

EPC rating C64. A copy of the EPC is available on request.

For parties interested in the freehold, EPCs for the four long leasehold units are also available on request.



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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £61,500 per annum exclusive.

The freehold is available with offers invited in the region of £725,000.

Service Charge

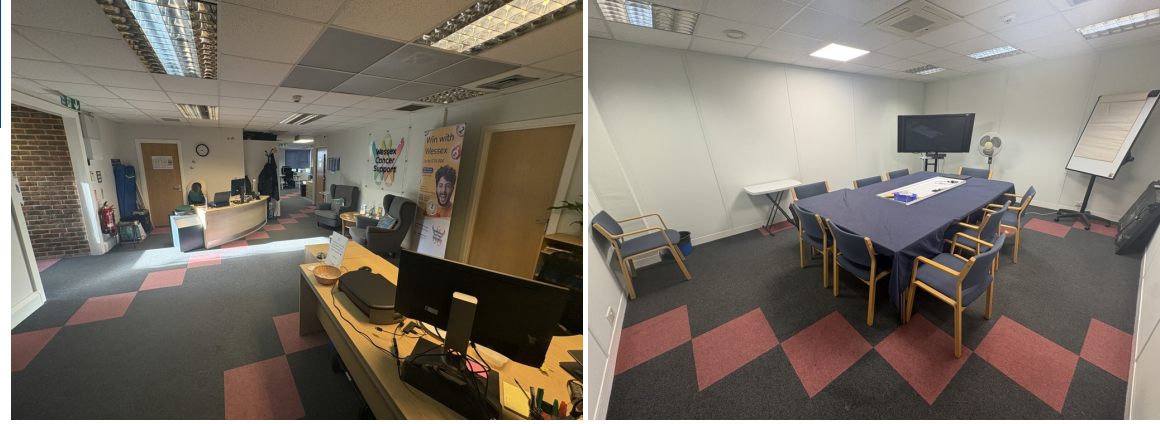
Where the property is taken on a lease, a service charge will be payable in respect of the maintenance and upkeep of the building and common areas. Further information is available on request.

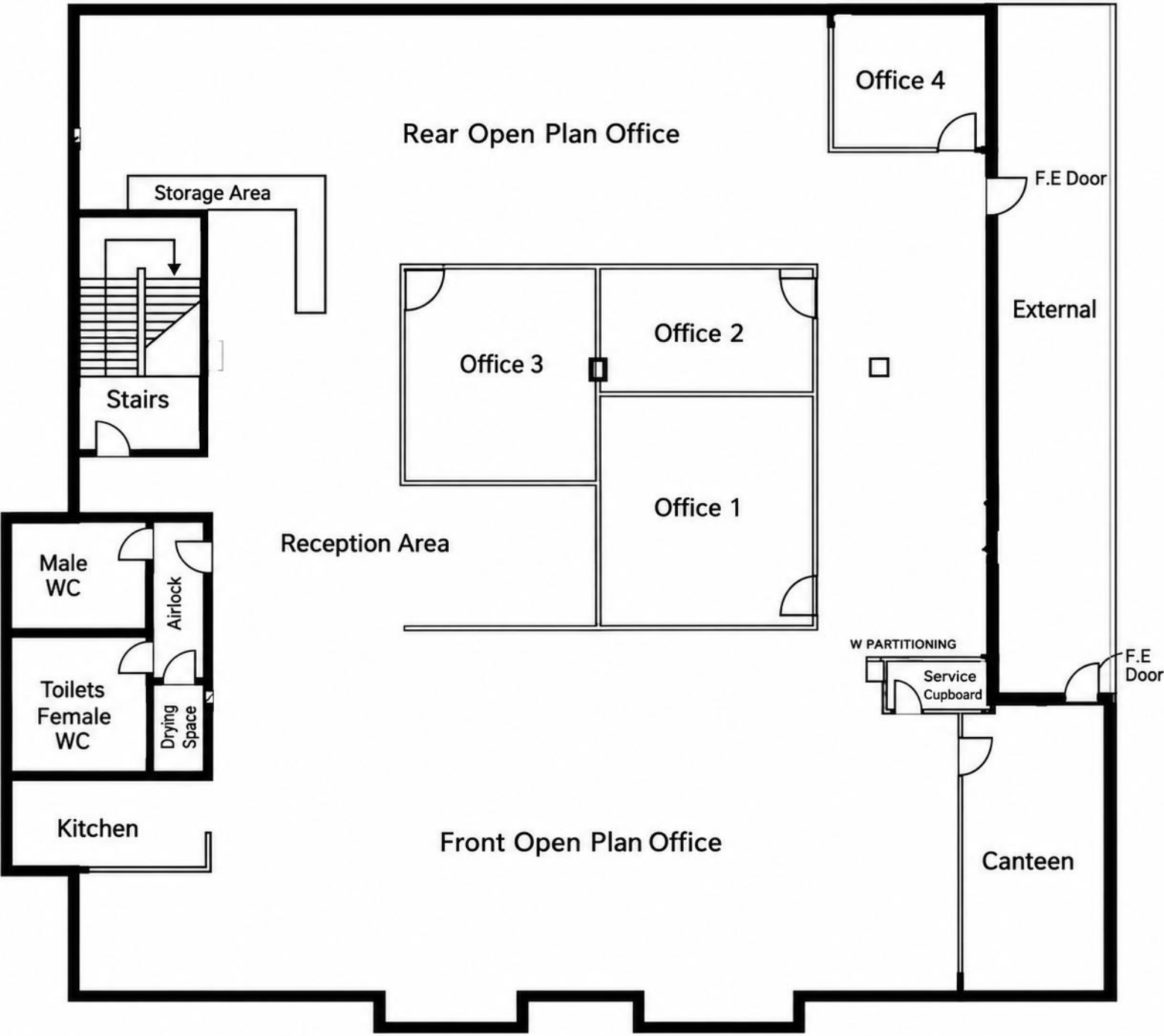
Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £69,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.





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Location

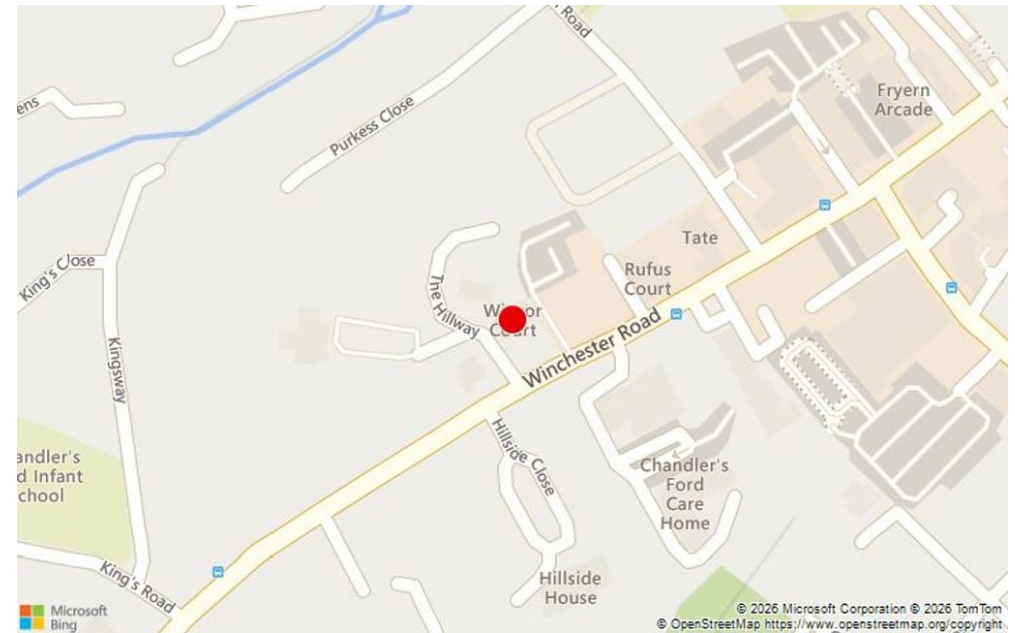
The property is prominently located on Winchester Road, close to the main Chandler's Ford shopping area and Waitrose. Junctions 12 and 13 of the M3 motorway are both approximately 2 miles away, providing convenient access to the wider motorway network, while Chandler's Ford railway station is within approximately 0.5 miles.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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