

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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ATTRACTIVE, MODERN FIRST FLOOR OFFICES WITH GOOD ON-SITE PARKING



**1 School Lane, Chandlers Ford Industrial Estate
Eastleigh, Hants SO53 4DG.**

1,175 square feet / 109.16 square meters.

LOCATION

No. 1 School Lane is prominently located at the junctions of School Lane with Station Lane and therefore close to its junction with Bournemouth Road. There are a number of nearby banks, restaurants and retail outlets, added to which the M.3 and M.27 motorways are within a few minutes driving time making all parts of the Solent region quick and easy to reach.

DESCRIPTION

This attractive, modern building provides an open-plan office suite approached via its own ground floor entrance leading directly to the offices arranged on the entire first floor.

Amenities include double glazing, a hot and cold air circulation system, suspended acoustic tiled ceilings with integral fluorescent lighting, carpets, a kitchenette and private male and female toilets.

There is parking for five cars on-site.

FLOOR AREAS

The unit provides an approximate floor area of:

1,175 square feet (109.16 square metres)

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a net internal basis.

TERMS

Lease: A new lease will be granted on a full repairing and insuring basis for a term of no less than three years. The tenant will be required to contribute towards the management and maintenance of the building and estate.

Rent: £15,500 (plus VAT) per annum exclusive payable quarterly in advance.

Rates: On application.

Occupation: It is anticipated that occupation will be granted immediately upon completion of all legal formalities, or sooner by agreement with the landlords.

Legal costs: The incoming tenant will be required to contribute towards the landlord's reasonable legal costs.

VIEWING

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleascode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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