

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

ATTRACTIVE, MODERN FIRST FLOOR PREMISES



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

1,175 square feet / 109.16 square metres

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 former office suite approached via its own ground floor entrance leading directly to the premises 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

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: £12,500 (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.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

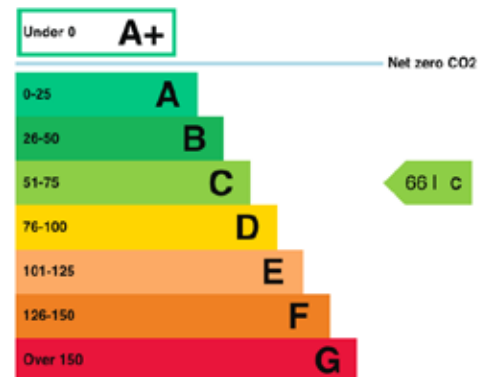
1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient)

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

