

**NEWTON  
SCOTT**

**COMMERCIAL PROPERTY CONSULTANTS**

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
Web: [www.newtonscott.com](http://www.newtonscott.com)

## **ATTRACTIVE, MODERN GROUND FLOOR OFFICES WITH GOOD ON-SITE PARKING**



**C, ANCHOR BUSINESS CENTRE, SCHOOL LANE  
CHANDLERS FORD, EASTLEIGH, HAMPSHIRE SO53 4DY.**

**1,200 Square Feet / 111.48 square metres.**

## LOCATION

Anchor Business Centre is a modern three storey office building fronting School Lane, adjoining School Close in the heart of this long established Industrial / Business Estate.

The building is therefore close to the Bournemouth Road, where there are several banks, restaurants and retail outlets.

The M3 and M27 motorways are within a few minutes driving time making all parts of the Solent region quick and easy to reach. Southampton Airport and Eastleigh Parkway mainline railway station is close by, being just off junction 5 of the M27.

## DESCRIPTION

The accommodation is arranged on part of the ground floor, having its own entrance reception foyer. This self-contained suite is both light and airy, and arranged essentially in open plan format, into which two private offices have been created.

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

Additionally, there is parking for 7 cars on-site.

## FLOOR AREAS

The total floor area amounts to approximately 1,200 square feet /111.48 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:** The lease was granted for a period of 10 years from 16th November 2020, subject to tenant lease break clauses on 16th November 2024 and 16th November 2026, operable on providing the landlords with no less than six months prior written notice.

**Rent:** The Rateable Value is £14,750.

**Service Charge:** £734 per month / £8,808 pa.

**EPC:** The commercial element is Band D/  
reference 0584-0631-1699-5790-4092

**Legal Costs** Each party will be responsible for their own legal expenses.

## VIEWING

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

## ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

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.commercialleasecode.co.uk](http://www.commercialleasecode.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:

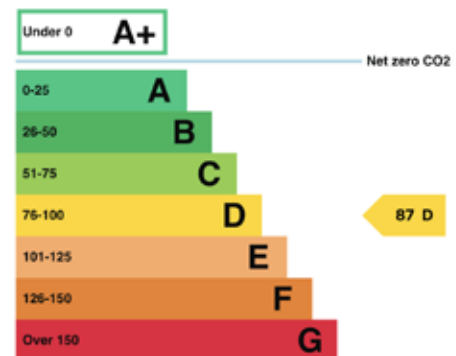
1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, 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 rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**NEWTON  
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
Web: [www.newtonscott.com](http://www.newtonscott.com)



**NEWTON  
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
Web: [www.newtonscott.com](http://www.newtonscott.com)