

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
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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 metres).**

## DESCRIPTION

This attractive, modern building provides an open-plan office suite approached via its own ground floor entrance leading directly to the offices which are arranged on the entire first floor. This attractive suite is laid out as a large, bright and airy general office plus two private meeting rooms, one being fully glazed.

All the usual modern amenities are provided including double glazing, hot and cold air conditioning system, suspended acoustic tiled ceilings with integral fluorescent light fittings, carpets, a kitchenette plus private male and female toilets.

There is on-site parking for five cars.

## 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 several y banks, restaurants and retail outlets nearby, 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.

## 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 offered for a term of three or six years on a full repairing and insuring basis. 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, terms on request.

**Rent:** £13,000 (plus VAT) per annum exclusive, payable quarterly in advance.

**Rates:** £18,750 (from 6th April 2026), making for an annual payable figure of £7,162.50 based on the new multiplier of 38.2 in £.

**Occupation:** Immediate upon completion of all legal formalities, possibly sooner by agreement.

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

## 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.

## 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.commercialleasescode.co.uk](http://www.commercialleasescode.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

An Energy Performance Certificate has been requested and will be provided.

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