

# To Let

- Excellent Car Parking
- Popular Business Location
- Air Conditioning
- Recently Refurbished



Ground Floor Office Suites  
1,306 sq ft (121.33 sq m)

Suites G & H Anchor House, School Lane, Chandler's Ford, Eastleigh,  
Hampshire, SO53 4DY

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

Anchor House is a modern office building with vehicular access from both School Lane and School Close. Suites G & H have been recently refurbished, are on the ground floor and provide high quality, open plan office space with perimeter trunking, LED lighting, air conditioning and a new kitchenette. There are Male & Female WCs. There are 6 allocated car parking spaces within the secure car park at the front of the building.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>1,306</b>	<b>121.33</b>

## Energy Performance Certificate

Suite G EPC rating D77. Suite H EPC rating D81. A copy of the EPCs are available on request.

## Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £20,300 per annum exclusive.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £15,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

## VAT

We are advised that VAT will be payable.



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## Location

Located in a prominent position on School Lane, Chandlers Ford approximately 2 miles from both Junction 12 and 13 of the M3 motorway. This is a well established business location with excellent access to both the M3, M25 (via the M3) and M27 motorways. Chandlers Ford train station is within 0.5 miles.

*For all enquiries:*

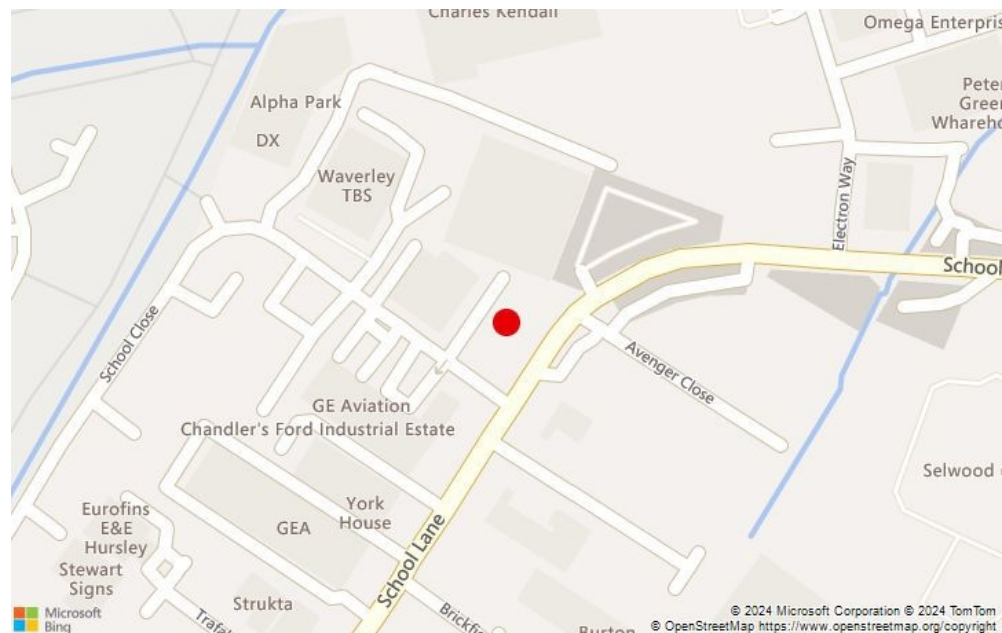
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## Map



## 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](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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