



**FIRST FLOOR, DRAPER TOOLS, HURSLEY ROAD,
CHANDLERS FORD, SO53 1YF**

OFFICE / WAREHOUSE / HI-TECH / LAB / LEISURE - TO LET

5,172 SQ FT (480.49 SQ M)



Summary

FIRST FLOOR

OFFICE / LAB SPACE - TO LET

Available size: 5,172 sq ft

Rent: £9 per sq ft

Rateable value: £890,000

EPC: B-48

- Alternative uses considered (subject to planning)
- Dedicated ground floor entrance
- Large lift lobby
- Up to 25 car parking spaces
- Flexible lease terms

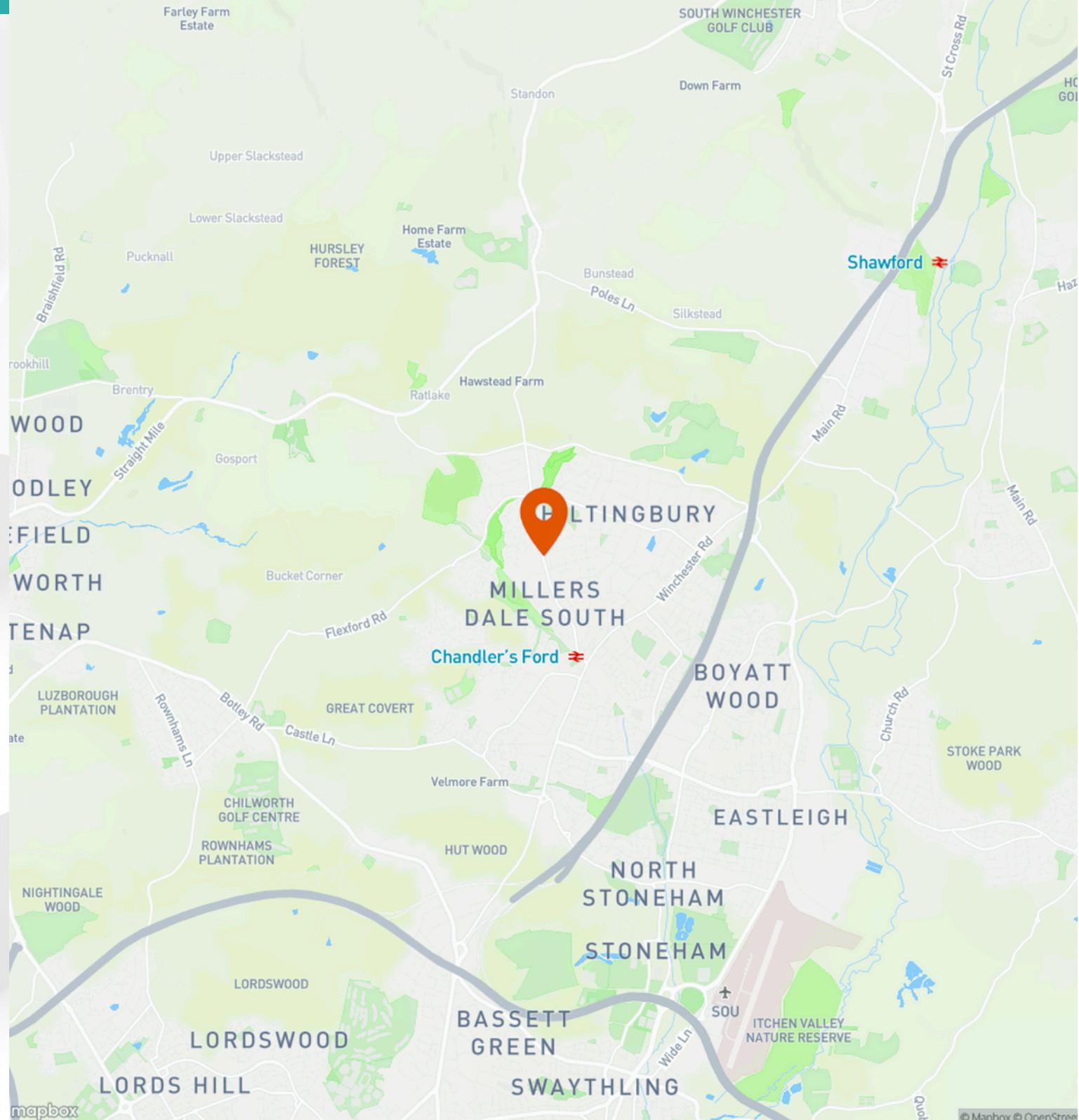


Location



**First Floor, Draper Tools,
Hursley Road, Chandlers Ford,
SO53 1YF**

The Property forms part of the original Draper Tools head office, fronting Hursley Road, Chandlers Ford. The property is located on the B3043 Hursley Road close to its junction with Common Road within a mixed commercial and residential area of Eastleigh. The B3043 give access to Junction 14 of the M3 Motorway.



Further Details

Description

The available accommodation is situated on the first floor and benefits from its own access. The dedicated double door ground floor access leads to a large entrance area with a large goods lift and stairs leading to the first floor.

The suite is mainly open plan and benefits from its own WCs. Currently fitted as part office accommodation and part canteen, it could be used for a number of alternative uses (subject to planning etc). Parking can be made available for up to 25 cars.

Viewings

Strictly by appointment through the sole agent.

Terms

A new lease is available on flexible terms.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Nik Cox

ncox@vailwilliams.com

07870 557410

0238 082 0900

