



**REFURBISHED GRADE A OFFICES ON
A BEAUTIFULLY LANDSCAPED CAMPUS**
AVAILABLE Q2 2022

3,168 sq ft to 22,905 sq ft (294 sq m to 2,128 sq m)

Stoneham Lane, Eastleigh, Southampton SO50 9NW



**STONEHAM PARK IS A BEAUTIFULLY
LANDSCAPED OFFICE CAMPUS SET IN
10 ACRES OF GRASS AND WOODLAND
AND COMPRISING THREE STANDALONE
OFFICE BUILDINGS**



REFURBISHED GRADE A OFFICES ON A BEAUTIFULLY LANDSCAPED CAMPUS

The Park's inherent natural assets are to be enhanced with a complete refurbishment of Stoneham Place and Stoneham Gate and with the park landscaping to be uplifted with new planting.

New receptions will be created and new toilet facilities including showers on each floor.

The office suites will have a full Cat A refurbishment to include new ceiling tiles, energy efficient LED lighting panels, a new energy efficient VRF heating and cooling system, carpet tiles and trunking.

Stoneham Place is to have full height glazing installed to maximise the natural light pervading the office space.

The Rectory was comprehensively refurbished in 2018, and is available as a self-contained whole

EPC ratings

Stoneham Place: C-61

Stoneham Gate: D-85

The Rectory: B-46

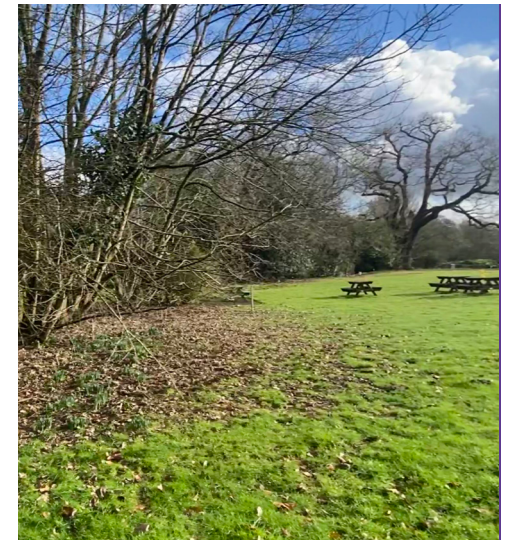


Stoneham Gate (before refurbishment)



Stoneham Place post refurbishment

NB: Indicative only – subject to planning and other consents

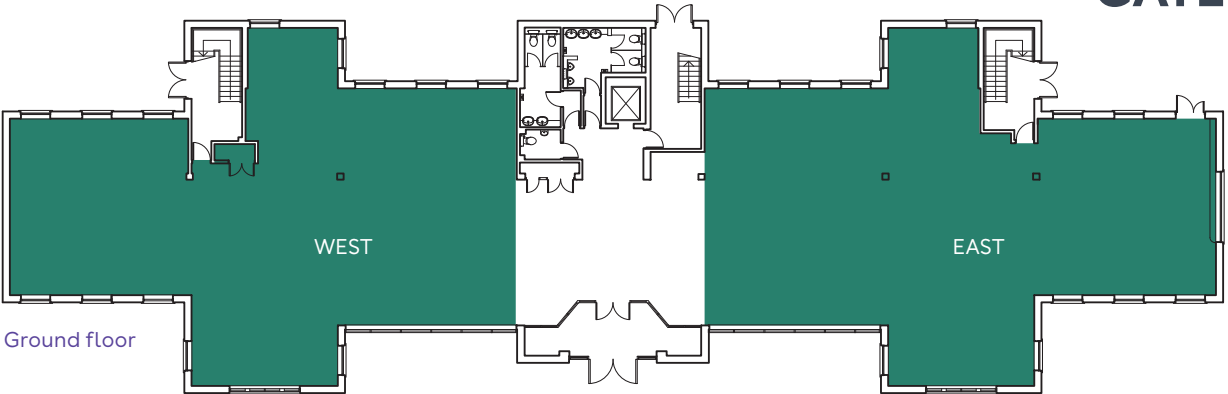


AVAILABILITY

	AREA (SQ FT)	STATUS	PARKING SPACES
STONEHAM PLACE			
Ground floor	7,145	Let	
First floor	7,332	Available	36
Second floor	7,332	Available	36
Sub-total	21,809		
STONEHAM GATE			
Ground floor East	3,168	Available	15
Ground floor West	3,395	Under offer	
First floor	7,221	Let	
Second floor	5,526	Let	
Sub-total	19,310		
THE RECTORY			
Ground floor	2,453		
First floor	2,620		
Sub-total	5,073	Available as a whole	24
TOTAL	46,192		



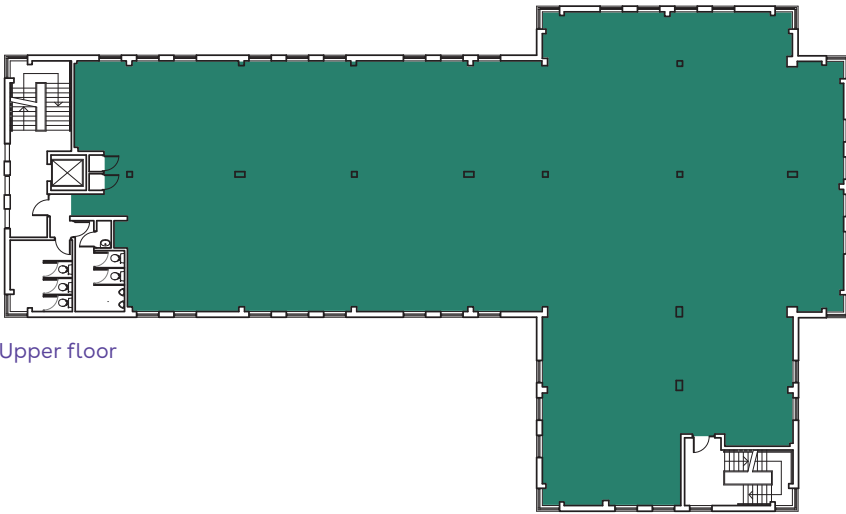
STONEHAM
GATE



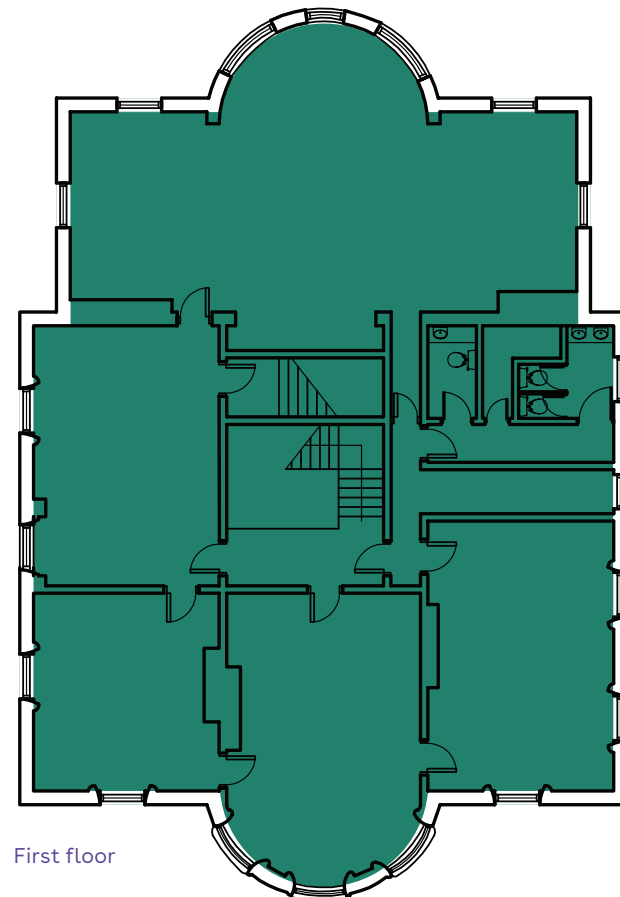
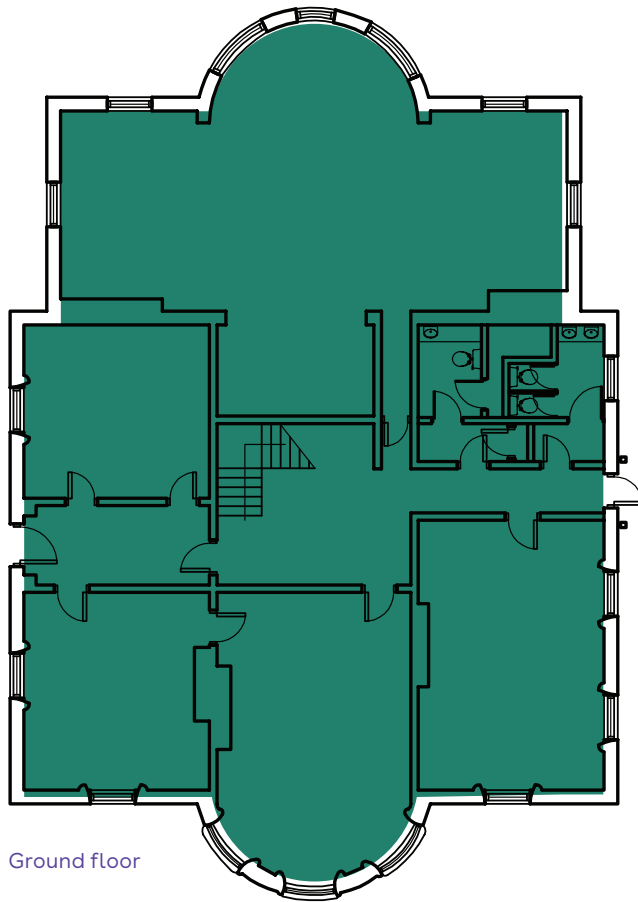
Ground floor



STONEHAM
PLACE

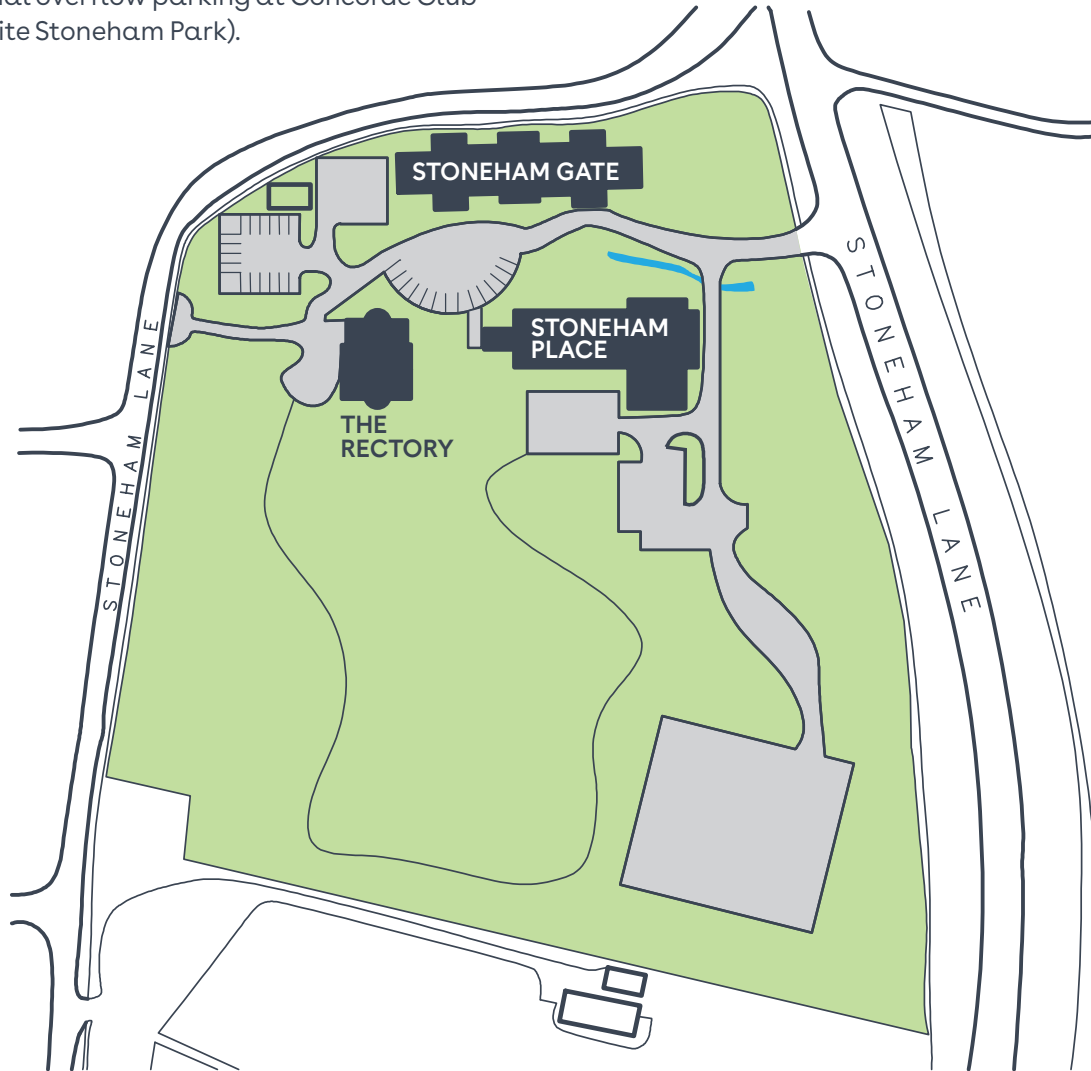


Upper floor

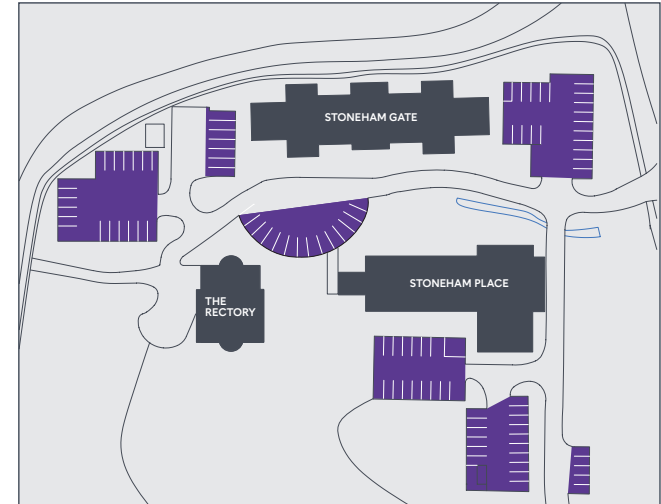


EXCELLENT ONSITE PARKING

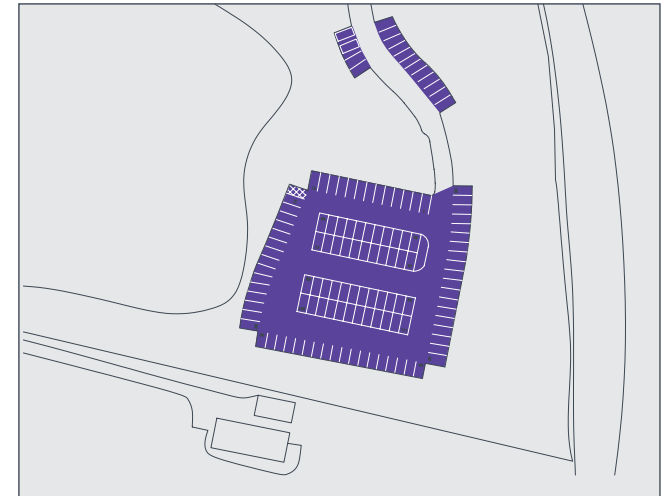
Onsite parking has a generous ratio equating to 1:206 sq ft provided with each office suite plus potential overflow parking at Concorde Club (opposite Stoneham Park).



Car parking north



Car parking south



LOCAL AMENITIES

Stoneham Park is situated between the cities of Winchester and Southampton, close to the town of Eastleigh. The area offers a wealth of amenities, including a health centre, Travelodge and Premier Inn hotels, cafés, restaurants, shops and entertainment venues.

Parks and waterways close by provide opportunities for walks and watersports.



Southampton Airport



The Concorde Club



The Ellington Lodge Hotel



Places Leisure Centre



Lakeside Country Park



Eastleigh Football Club



Travelodge



Airport parking



Premier Inn

COMMUNICATIONS

The location of Stoneham Park offers excellent communication links for your staff and customers.

By road

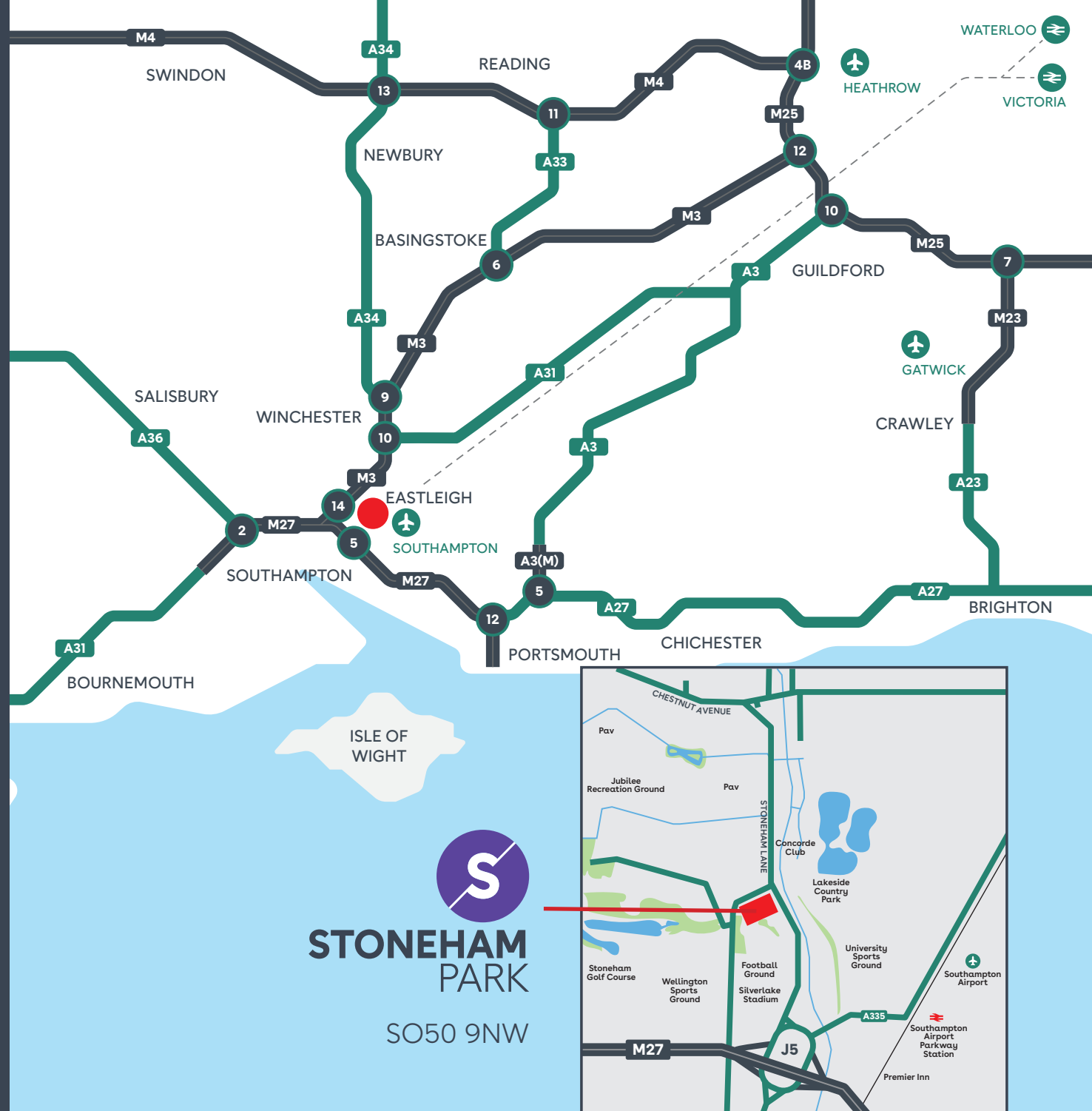
The south's major cities and the capital are within easy reach via Junction 5 of the M27 motorway which is just a 15 minute drive away and connects the southeast with the southwest and joins the M3 to London.

By rail

It is a short walk to Southampton Parkway mainline train station which links Eastleigh to Southampton and other major towns such as Guildford, Portsmouth, and Winchester. London Waterloo is just a 1.5hr journey away.

By air

Southampton Airport is a two minute drive away. It serves approximately 40 European destinations with onward international connections via Amsterdam. The airport has just had approval on its runway extension that will facilitate long haul flights.




**STONEHAM
PARK**
SO50 9NW

TERMS

Available on a leasehold basis on terms to be agreed.

Quoting rents

Stoneham Gate and Stoneham Place: £22.50 per sq ft

The Rectory: £19.50 per sq ft

Service charge is payable at c.£8psf and rates approx. £5.85 per sq ft.

Further details provided on request.

Business rates – occupiers should make enquires with the Valuation Office Agency at www.voa.gov.uk

VAT is payable.

For further details contact the agents.

**Lambert
Smith
Hampton**

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**STONEHAM
PARK**