

TO LET

TOWN CENTRE OFFICES

FROM 3,070 SQ FT (285 SQ M)



HAMPSHIRE COMMERCIAL

goadsby

THIRD FLOOR, BLACK HORSE HOUSE
LEIGH ROAD, EASTLEIGH, HAMPSHIRE, SO50 9FH

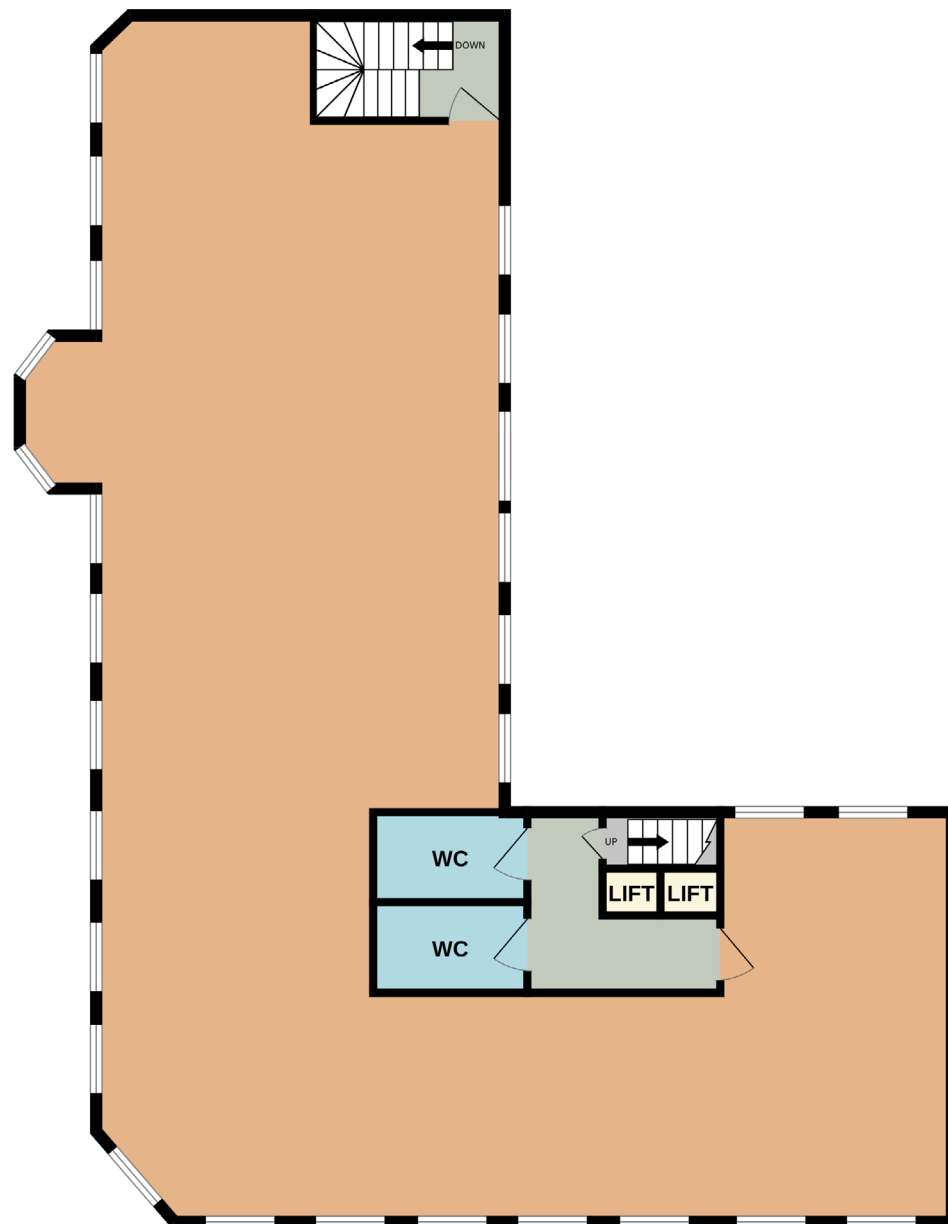
SUMMARY >

- THIRD FLOOR OFFICES
- CLOSE TO EASTLEIGH TRAIN STATION
- LIFT ACCESS
- TOWN CENTRE LOCATION
- 7 ALLOCATED PARKING SPACES

RENTS ON APPLICATION



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

- The premises occupy a highly prominent location on the corner of Leigh Road and Upper Market Street, at the heart of Eastleigh town centre
- Located near Eastleigh train station, linking both to Southampton and London
- There is direct access to J13 of the M3 and via the A335 to J12 of the M3 and J5 of the M27.
- There are abundant public parking facilities close by including those at Romsey Road, Leigh Road, Mitchell Road and the Swan Shopping Centre

Description

The premises comprise an 'L' shaped five storey building of brick construction with feature marble cladding to upper elevations. The upper floors are serviced by a dedicated foyer / reception with two 9 person passenger lifts and an internal staircase from the communal entrance lobby providing access to all floors. A phone entry system provides secure access.

- Suspended ceiling throughout
- Male and female cloakrooms
- Raised access floors
- Comfort cooling
- Fully carpeted

Accommodation

Floor	Sq M	Sq Ft	Rateable Value
Third Floor - South Wing Office	285.23	3,070	£112,000 combined with North Wing
Third Floor - North Wing Office	359.88	3,874	£112,000 combined with South Wing
Total	1,240.91	6,944	

Approximate IPMS3 office areas.

Parking

7 allocated car parking spaces.

Rents

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Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

EPC Rating

C - 54

Legal Costs

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

Service Charge

The service charge for the current year is £4.28 per sq ft and includes cleaning and maintenance of the communal areas and WCs, heating and maintenance of the exterior and structure of the building.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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