

# TO LET

**FIRST & SECOND FLOOR OFFICE/  
CLASS E SPACE**

**FROM 1,326 SQ FT - 6,911 SQ FT //  
123.2 - 642.19 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

**FIRST & SECOND FLOOR, ENTERPRISE HOUSE**  
27-29 MARKET STREET, EASTLEIGH, HAMPSHIRE SO50 5RG

## SUMMARY >

- TOWN CENTRE LOCATION
- CLOSE TO SOUTHAMPTON AIRPORT
- OPEN PLAN SPACE
- ALLOCATED PARKING

RENT: £10 PER SQ FT EXCLUSIVE



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Allocated  
Parking Spaces

## Location

The premises occupy a prominent position on Market Street in Eastleigh Town Centre and benefits from excellent communication links by road, rail and air. The property is a short walk from Eastleigh Railway Station with links to Southampton Central and London Waterloo. Southampton International Airport has flights throughout Europe and is found within 2 miles along Southampton Road.

By Road, Eastleigh offers direct access to Junction 13 of the M3 gained via the A335 (Leigh Road), Junction 12 of the M3 via Twyford Road and Junction 5 of the M27 is reached via Southampton Road. The central bus station and main taxi rank are a short walk on Upper Market Street. Abundant public parking facilities are found close by including those on Romsey Road, Leigh Road, Mitchell Road and in the Swan Shopping Centre.

## Description

The premises comprise the first floor and second floor of a three storey flat roof property with Costa Coffee on the ground floor. The subject premises are accessed via a communal side entrance reached by a pedestrian thoroughfare which links Market Street with High Street.

The premises benefit from the following brief specification:-

- Some suspended ceiling/reflective strip lighting
- WC on alternate floors
- Perimeter trunking
- Gas central heating

To the rear of the building, accessed via a service road is a tarmacadam car park with a total of 8 allocated parking spaces for both floors.

## Accommodation

	sq m	sq ft
First Floor Front Suite	123.2	1,326
First Floor Rear Suite	198.9	2,140
Second Floor Front Suite	140.29	1,510
Second Floor Rear Suite	179.8	1,935

<b>Total Floor Area approx.</b>	<b>642.19</b>	<b>6,911</b>
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## Approximate IPMS measurements

## Lease

The office suites are available on new effectively FRI leases for a term to be agreed.

## Rent

**£10 per sq ft exclusive** of rates, service charge, utilities and VAT.

## Rateable Value

	RV	EPC
First Floor Front	£14,250	D-96
First Floor Rear	£23,750	D-82
Second Floor Front	£20,250	D-82
Second Floor Rear	£17,000	C-59



## 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.

## 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)

