

Hampshire House

E A S T L E I G H

MODERN HEADQUARTERS OFFICES TO LET

RECENTLY REFURBISHED

4,435 sq ft sq ft (412 sq m)

HAMPSHIRE CORPORATE PARK TEMPLARS WAY CHANDLER'S FORD EASTLEIGH SO53 3RY

MODERN HEADQUARTERS OFFICES TO LET

4,435 sq ft sq ft (412 sq m)

First Floor
Fully refurbished to
an exacting standard





KEY FEATURES

Architect designed
high quality office building

Shared reception with
security arrangements

Disabled access

Air conditioning

Shower facilities

Part second floor

Fully refurbished

24 parking spaces

DESCRIPTION

Hampshire House is a detached office building on an impressive split-level site. The ground floor provides a large and recently refurbished reception area and includes new shower facilities and bicycle storage.

There are then two upper floors and part of the first floor is to let. The office once refurbished will provide open plan space and benefits from views over the central courtyard. The space will include new LED lighting, suspended ceilings, raised floors and new air-conditioning. Outside 24 parking spaces have been allocated to the offices.

FIRST FLOOR

Part first floor **TO LET**
4,435 sq ft sq ft (412 sq m)



Looking north west over the M3 towards Hampshire House and Chandler's Ford in the distance.



LOCATION

The offices are located within one of Chandler's Ford's most prestigious office buildings, adjacent to the Ageas Headquarters and Chilworth House, Aviva's office building.

Hampshire House occupies a strategic location on the south coast, close to the M3 and M27 motorway network. The property benefits from excellent transport links with Junction 13 and 14 of the M3 and Junction 5 of the M27 motorway. Southampton International Airport is approximately 2-miles away and train stations are located at Eastleigh, Southampton Parkway and Chandler's Ford.

TRAVEL TIMES

Drive times from **Hampshire House** to:

Winchester:	15 mins
Basingstoke:	31 mins
Salisbury:	38 mins
Central London:	100 mins

Rail times from **Southampton Airport Parkway** to:

Winchester:	10 mins
Basingstoke:	28 mins
Salisbury:	50 mins
London Waterloo:	80 mins

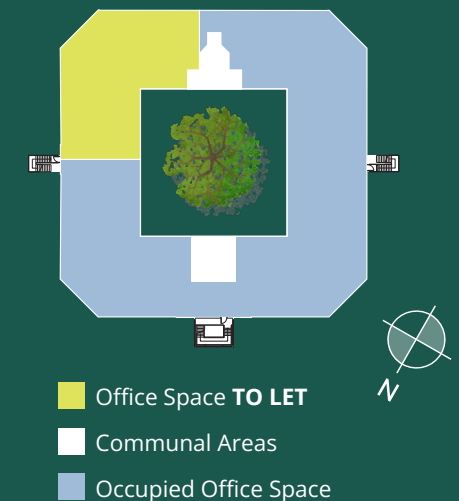
All journey times are approximate and subject to travel conditions.

HAMPSHIRE CORPORATE PARK

Hampshire Corporate Park is an established and well looked after business park on the outskirts of Eastleigh, close to Southampton and the motorway network. The park offers excellent accommodation in a highly desirable location. Occupiers include: **Ageas, Aviva Health, Coleman Byrant, NatWest, New Hampshire Corporate.**

ACCOMMODATION

Part second floor **TO LET**
4,435 sq ft sq ft (412 sq m)



We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition).



Top Left: **Reception**
 Above Left: **Reception from the first floor**
 Top Right: **Central courtyard**
 Above Right: **View from the front elevation**



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

SERVICE CHARGE

Further details are available upon application.

BUSINESS RATES

Occupiers should make their own enquiries with Eastleigh Borough Council Rates Department.

EPC

An Energy Performance Certificate (EPC) is available on request.

RENT

On application.

VIEWING

For further information or to arrange a viewing, please contact the joint sole agents:



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