

NET ZERO CARBON EMISSION IN OPERATION 

S053 3TY

HIGHFIELD COURT

TO LET

2,184 - 6,255 SQ FT
FULLY REFURBISHED



HIGHFIELD COURT

LUXURY FIT-OUT WITH SUPERIOR ENERGY EFFICIENCY

Highfield Court is a detached three storey office building with surface car parking. The premises has recently undergone a full refurbishment. The second floor is available for occupation with the ground and first floors being occupied by audit, tax and consulting firm RSM. Each floor is accessed via a communal entrance and lounge area utilising both lifts and stairs.

Following a comprehensive refurbishment, Highfield Court is one of the most energy efficient buildings available in the South Coast market. Featuring a state-of-the-art air conditioning and M&E system, alongside a sustainability-focused refurbishment designed with tenant well-being in mind, it offers a best-in-class occupier experience. Tenants will benefit from market-leading space with net-zero carbon emissions in operation, while also enjoying significant cost savings from the energy-efficient upgrades.



35 Allocated
Parking Spaces



New VRF Air
Conditioning
System



LED Lighting



Raised Floor
Areas



Shower Facilities



Cycle Storage



EPC A



Business Lounge
Area



2 EV Car
Charging Points



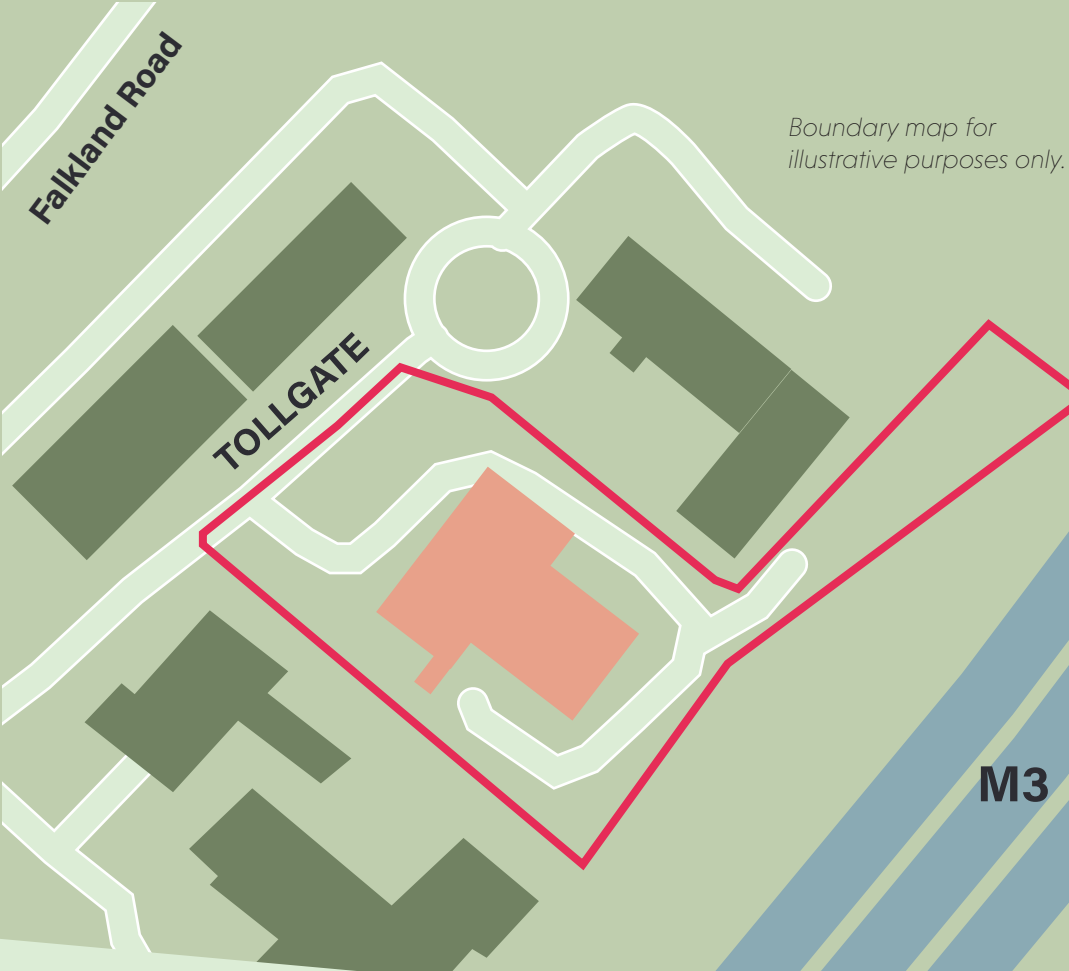
Passenger Lift





A WORKSPACE TO COMPLEMENT YOUR BUSINESS

Tollgate Business Park is an established office/business park location within Chancellors Ford comprising a range of smaller office buildings together with larger corporate style properties. Highfield Court is well situated within the park and has good access to the local facilities including Asda Superstore, Aldi and Village Hotel.



SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Second Floor Offices	6,255	581.1
Total	6,255	581.1



ADAPTABLE OFFICE SOLUTIONS

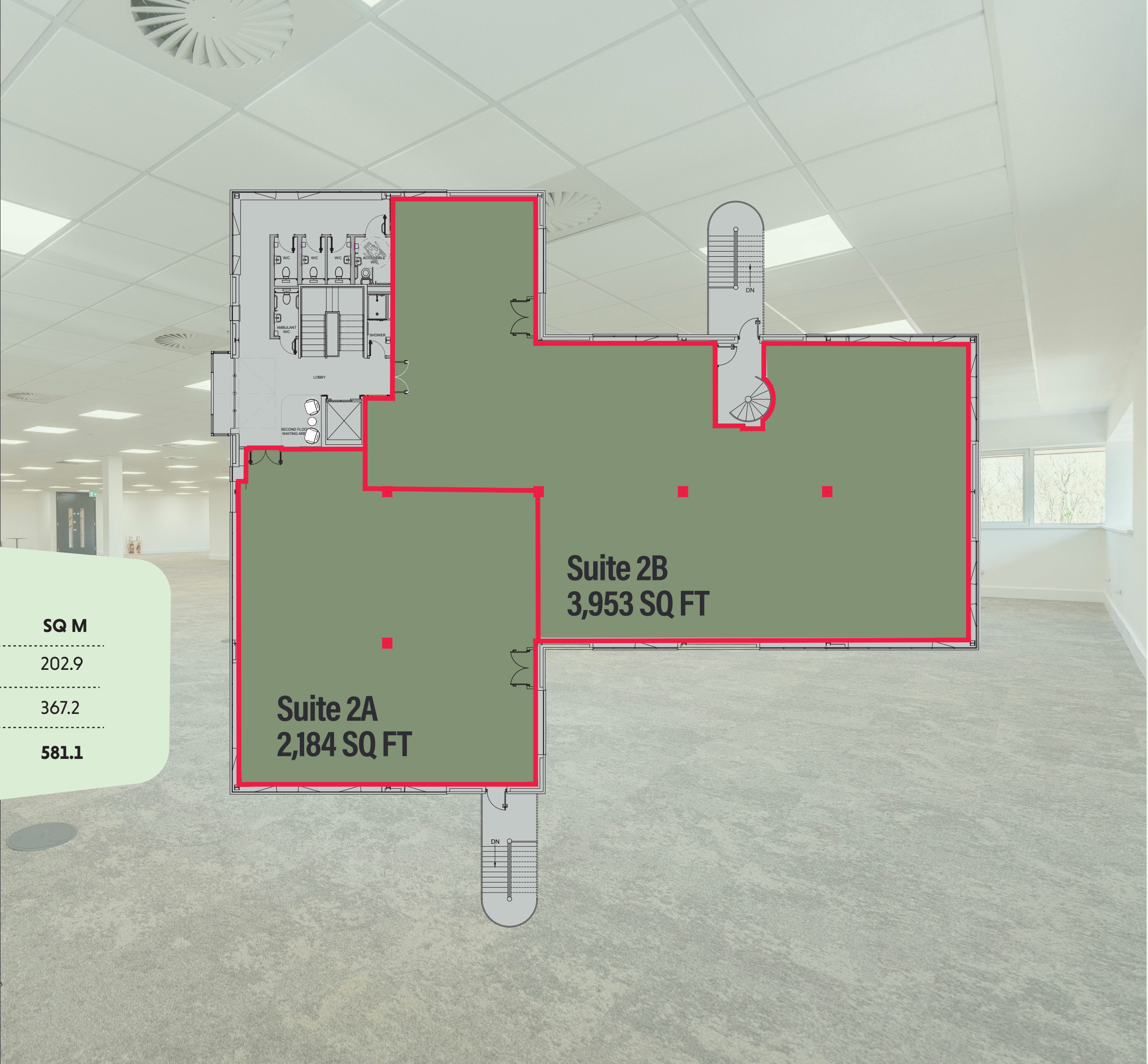
Highfield Court offers flexible leasing options, with the ability to divide the space into two distinct floor suites, as illustrated in the accompanying layout. This configuration allows prospective tenants the opportunity to occupy either individual suites or the entire premises, depending on their specific space requirements.

The division has been carefully designed to ensure each suite remains functional, self-contained, and suitable for a variety of commercial uses.

POTENTIAL SUITE SPLIT

	SQ FT	SQ M
Suite 2A	2,184	202.9
Suite 2B	3,953	367.2
Total	6,255	581.1

*Split areas are indicative only. Total area shown represents the actual suite size.



LOCATION



LOCATION

Highfield Court is situated in an excellent location just 1.5 miles from Junction 5 of the M27 and 1 mile from Junction 13 of the M3. The immediate surroundings are a prime area for out of town office space. Link 414 and Hampshire Corporate Park are both located nearby. Southampton City Centre is approximately 5.5 miles away and Southampton Airport is just 2 miles away. Trains from Southampton Airport Parkway Station reach London Waterloo in 1hr 10 mins.

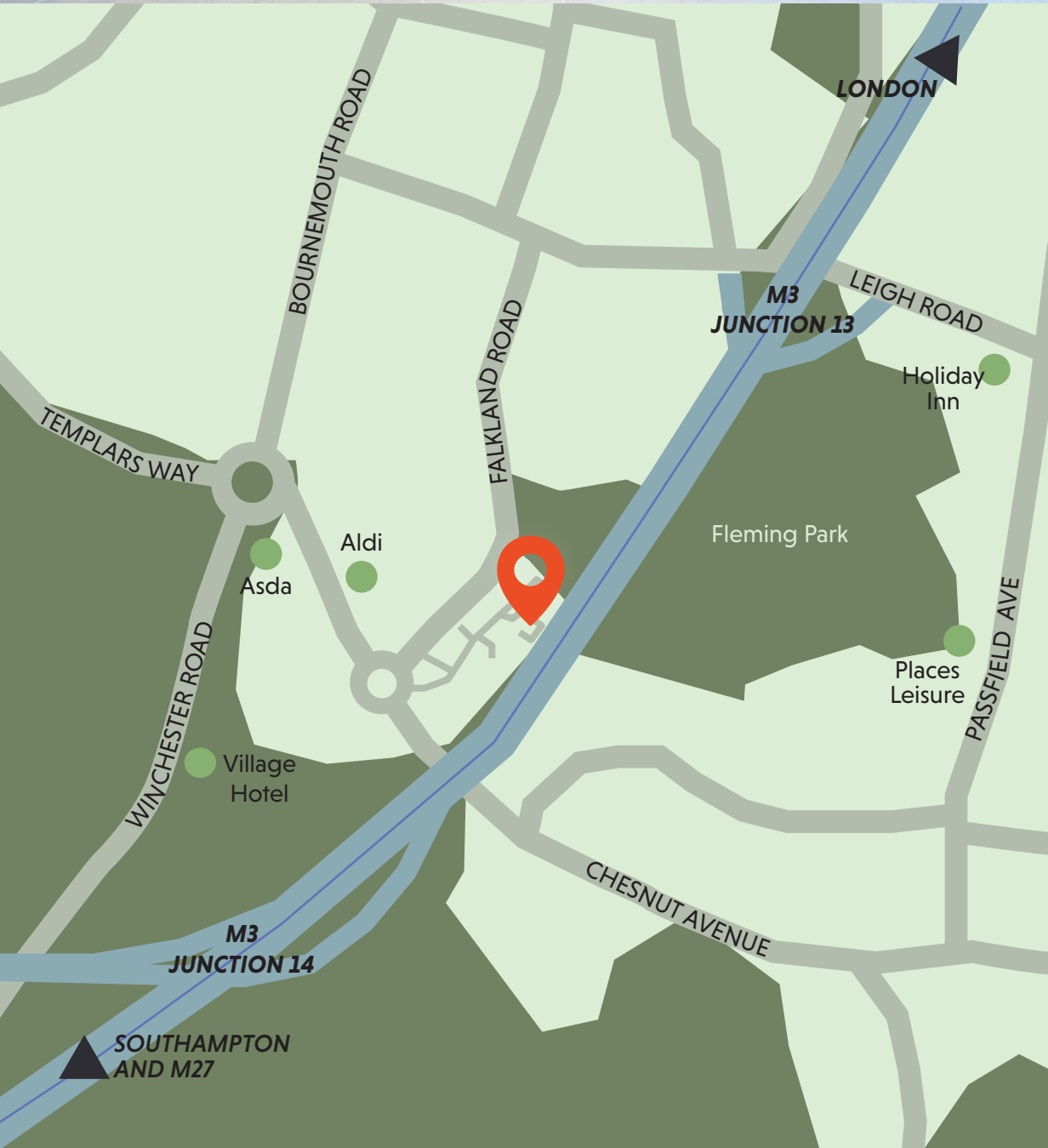
Other local amenities include Village Hotel, Places Leisure Eastleigh - a large swimming and fitness centre in parkland and The Swan Centre indoor shopping mall.

Driving Distances:

	MILES
Junction 13 M3	1 Mile
Junction 5 M27	1.5 Miles
Southampton Airport	2 Miles
Southampton Parkway Station	2 Miles
Eastleigh Town Centre	3 Miles
Southampton City Centre	5.5 Miles

HIGHFIELD COURT
TOLLGATE
CHANDLERS FORD
SO53 3TY

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MORE INFORMATION:

TERMS: The property is available on a new lease from the landlord at a rent of £28.00 per sq ft.

SERVICE CHARGE: A service charge is payable - full details on application.

BUSINESS RATES: The rateable value is to be assessed post refurbishment.

Viewing and Further Details:



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