



## Building 3

Highbridge Estate, Highbridge Road, Colden Common, SO50 6HS

### A Contemporary Office Space Surrounded by Nature

**2,057 to 5,879 sq ft**  
(191.10 to 546.18 sq m)

- Modern Two Storey Office Space
- Ample Parking
- Set within a beautiful open estate opposite a lake
- Excellent Rail Links 6 mins drive to Eastleigh Train Station

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## Description

Building 3 at Highbridge Estate forms part of a modern two-storey office building designed to meet the needs of today’s businesses. Set within a peaceful, landscaped environment, this property provides the perfect balance of tranquillity and convenience.

Inside, the offices benefit from generous natural light, high-quality finishes, and flexible layouts that can be tailored to suit a range of occupiers. Meeting rooms, reception areas, and breakout spaces have been designed to create a welcoming and productive working environment.

## Location

Nestled in a picturesque setting with views over natural greenery and nearby water features, Building 3 offers an inspiring backdrop for your team and visitors alike. Situated on Highbridge Road, this picturesque estate spans acres of lush green landscapes, with tree-lined streets, manicured gardens, and a serene lake creating a captivating environment.

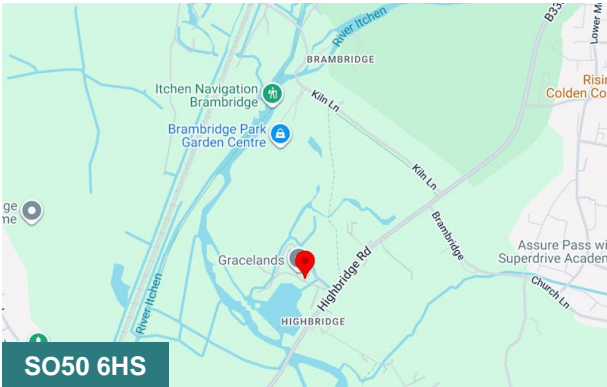
Despite its tranquil surroundings, Highbridge Estate enjoys excellent transport links. Junction 5 of the M27 and Junction 12 of the M3 are only a short drive away, providing seamless connections to major cities including Southampton, Portsmouth, Bournemouth, Basingstoke, and London.

Eastleigh Train Station is just six minutes away, offering direct services to Southampton Central, Winchester, and London Waterloo. This combination of accessibility and natural beauty makes Highbridge Estate an ideal choice for businesses seeking a peaceful retreat without compromising on connectivity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,057	191.10	Available
1st - 1st Floor	2,763	256.69	Available
2nd - storage space	1,059	98.38	Available
Total	5,879	546.17	



## Summary

Available Size	2,057 to 5,879 sq ft
Rent	Rent on application
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Viewing & Further Information



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