

# TO LET

FAREHAM | HAMPSHIRE



Three Impressive Landmark Offices  
Within a prominent campus-style building  
just off junction 9 of the M27

**Ground Floor** - West Wing

**4,854 sq ft**

(451.0 sq m)

**First Floor** - East Wing

**4,836 sq ft**

(449.3 sq m)

**Second Floor** - East Wing

**5,293 sq ft**

(491.7 sq m)



## EAGLE POINT

LITTLE PARK FARM ROAD | SEGENSWORTH | FAREHAM | PO15 5TD

# TO LET

## Impressive Landmark Offices

The property comprises a detached three-storey L-shaped office building split into two wings (the east wing and the west wing). Each of the three available suites is accessed via an impressive double-height glazed reception, perfect for meeting and greeting guests and offers ample opportunity to showcase your company.

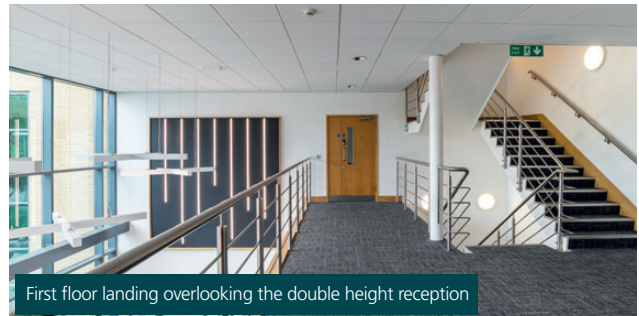
### Description

Light and airy, all the offices offer impressive views over the entrance to the building and the surrounding landscaped gardens.

Eagle Point provides modern, air-conditioned, open plan office accommodation. High quality fixtures and fittings are utilised throughout the building and enhance the sense of a modern, professional work environment.

### Location

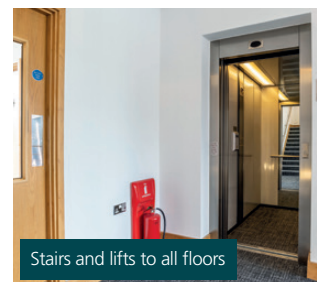
The M27 provides swift access to Southampton, approximately 10 miles to the west and Portsmouth, approximately 12 miles to the east. The M27 links to the M3 approximately 7 miles to the west and Southampton Airport and Southampton Parkway Railway Station are within 7 miles. A frequent train service is provided from Southampton Parkway to London Waterloo and has a journey time of approximately 70 minutes.



First floor landing overlooking the double height reception



High quality washrooms



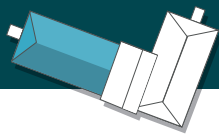
Stairs and lifts to all floors



Impressive double-height glazed reception

EAGLE POINT





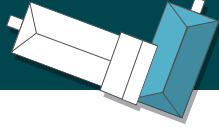
## Ground Floor - West Wing 4,854 sq ft (451.0 sq m)

Office specification includes:

- 18 car parking spaces
- Glazed feature reception on ground floor
- LED lighting
- Air conditioning
- Raised Floors
- Suspended ceilings
- Shower facilities



**Main image:**  
Looking west - car park on right.  
**Inset image:**  
Looking east towards the reception.



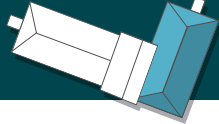
## First Floor - East Wing 4,836 sq ft (449.3 sq m)

Office specification includes:

- 18 car parking spaces
- Glazed feature reception on ground floor
- New LED lighting to be installed
- Air conditioning
- Raised Floors
- Suspended ceilings
- Shower facilities



**Main image:**  
Looking north - landscaping on right.  
**Inset image:**  
Looking south - west wing and parking.



## Second Floor - East Wing 5,293 sq ft (491.7 sq m)

Office specification includes:

- 20 car parking spaces
- Glazed feature reception on ground floor
- New LED lighting to be installed
- Air conditioning
- Raised Floors
- Suspended ceilings
- Shower facilities
- Bespoke kitchen/break out facility to be installed



CGI of proposed coffee point/kitchen on second floor



CGI of proposed boardroom on second floor



CGI of proposed meeting room on second floor





South elevation of Eagle Point



#### Distances from Eagle Point by road to:

Whiteley: 1.2 miles  
 Southampton: 9.8 miles  
 Portsmouth: 11.0 miles  
 Waterlooville: 16.6 miles  
 Winchester: 19.3 miles

# EAGLE POINT

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#### Business rates

Potential occupiers are advised to make their own enquiries via: [www.voa.gov.uk](http://www.voa.gov.uk)

#### Legal costs

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

#### Terms

Available on a new lease from the landlords. A service charge is payable.

#### Rent

On application.

#### Viewing

Strictly by appointment through the joint sole agents:

Emma Lockey  
 T: 02380 206 312  
 M: 07825 357 481  
 E: [emma.lockey@cbre.com](mailto:emma.lockey@cbre.com)

Steven Williams  
 T: 023 8202 2170  
 M: 07761 082986  
 E: [steven.williams@realest.uk.com](mailto:steven.williams@realest.uk.com)



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