

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.

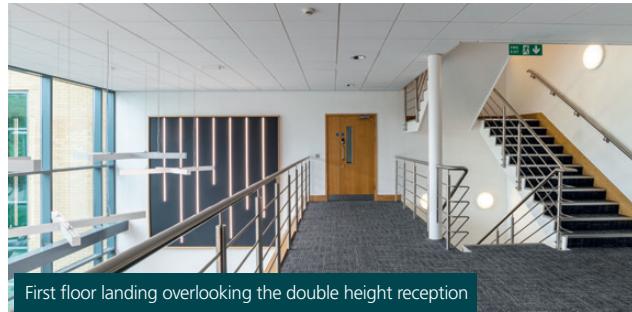
Description

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

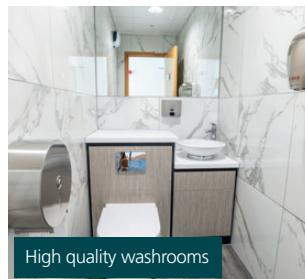
Eagle Point provides modern, air-conditioned, open plan office accommodation. High quality fixtures and fittings are utilised throughout the building and enhance the sense of a modern, professional work environment.

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



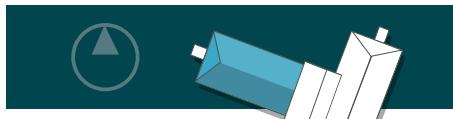
High quality washrooms



Stairs and lifts to all floors



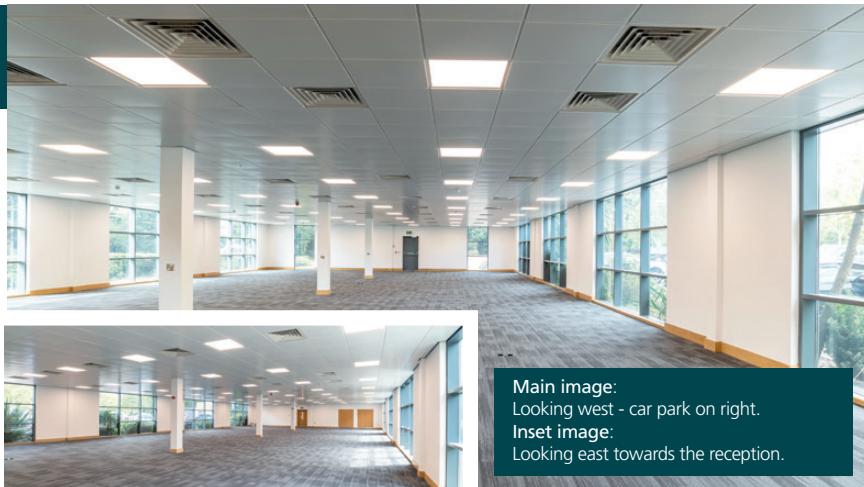
Impressive double-height glazed reception



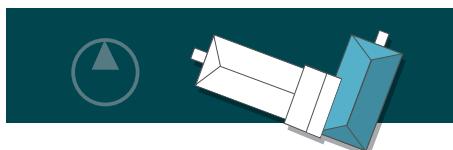
Ground Floor - West Wing 4,854 sq ft (451.0 sq m)

Office specification includes:

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



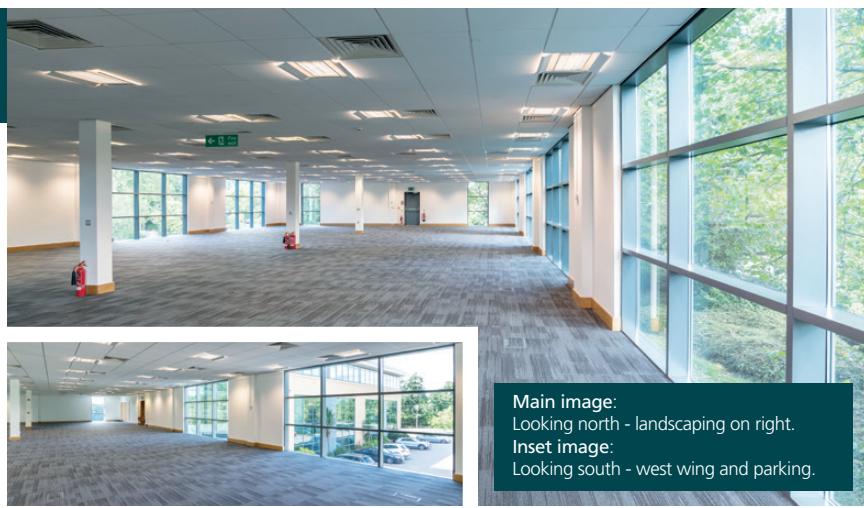
Main image:
Looking west - car park on right.
Inset image:
Looking east towards the reception.



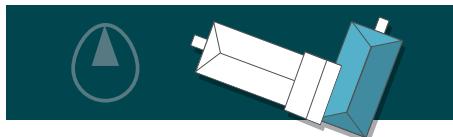
First Floor - East Wing 4,836 sq ft (449.3 sq m)

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.



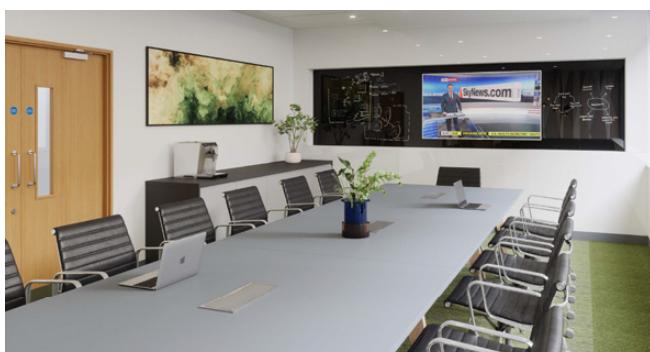
Second Floor - East Wing 5,293 sq ft (491.7 sq m)

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



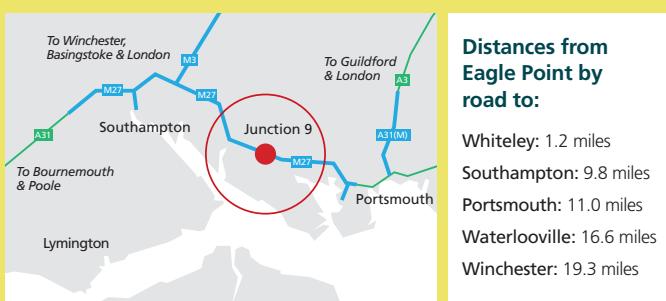
CGI of proposed boardroom on second floor



CGI of proposed meeting room on second floor



South elevation of Eagle Point



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■ Business rates

Potential occupiers are advised to make their own enquiries via: 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

Steven Williams
T: 023 8202 2170
M: 07761 082986
E: steven.williams@realest.uk.com

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Misrepresentation Act 1985

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