

TO LET

REFURBISHED OFFICES

1,693 SQ FT // 157.28 SQ M

LLOYDS BANK

HAMPSHIRE COMMERCIAL

goadsby

FIRST FLOOR, BLACK HORSE HOUSE
LEIGH ROAD, EASTLEIGH, HAMPSHIRE, SO50 9FH

SUMMARY >

- EXCELLENT ROAD, RAIL AND AIR COMMUNICATIONS
- LIFT ACCESS
- EXCELLENT AMENITIES
- LANDLORD - EASTLEIGH BOROUGH COUNCIL
- 1 ALLOCATED PARKING SPACE

RENT: £25,000 PER ANNUM EXCL.

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Location

The premises occupy a highly prominent location on the corner of Leigh Road and Upper Market Street, at the heart of Eastleigh town centre.

Communications are excellent. There is direct access to J13 of the M3 and via the A335 to J12 of the M3 and J5 of the M27.

Eastleigh train station is within close proximity with rail links to both Southampton Central and London Waterloo. Nearby, Southampton International Airport has flights throughout Europe. The town's central bus station and main taxi rank are on Upper Market Street. There are abundant public parking facilities close by including those at Romsey Road, Leigh Road, Mitchell Road and the Swan Shopping Centre.

Description

The premises comprise an 'L' shaped five storey building of brick construction with feature marble cladding to upper elevations. The upper floors are serviced by a dedicated foyer /reception with 2 x 9 passenger lifts and an internal staircase providing access to all floors. An entry system provides secure access. The newly refurbished accommodation is located on the first floor and is open plan. The offices benefit from the following features:

- Suspended ceiling with LED Lighting
- Male and female cloakrooms
- Raised access floors
- Comfort cooling
- Fully carpeted

Accommodation

IPMS3 office area approximately

1,693 sq ft // 157.28 sq m

Parking

The property benefits from 1 allocated car parking space.

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rent

£25,000 per annum exclusive.

Rateable Value

£27,250 (from 1.4.23)

EPC Rating

C - 54

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Service Charge

The service charge for the current year is TBC and includes cleaning and maintenance of the communal areas and WCs, heating and maintenance of the exterior and structure.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

