



Headquarters Office Building Available TO LET

6,412 sq ft

EASTLEIGH SOUTHAMPTON SO53 3LD



Stunning offices.
Prominent location.
Ready for immediate occupation.

What a way to make a great first impression.

Prominently located and set within its own landscaped grounds, Concept House is a detached 4 storey office building with surface and undercroft car parking. Access is via an impressive two storey entrance atrium and reception.

Only the second floor remains to let, offering high quality open plan office accommodation at **6,412 sq ft.**



FLEXIBLE
WORK SPACE



SHOWERS



LED
LIGHTING



RAISED ACCESS
FLOORS



AIR
CONDITIONING

Concept House Realest: 07761 082 986

Work the way that suits you, by starting with our open plan office space.

Think of it as a blank canvas ready for you to create the perfect workspace.

Available TO LET

The accommodation comprises the following approximate net internal areas:

Ground Floor:	5,992 sq ft	(556.68 sq m)	LET
First Floor:	6,166 sq ft	(572.84 sq m)	LET
Second Floor:	6,412 sq ft	(595.69 sq m)	Ready for Occupation
Total:	6,412 sq ft	(595.69 sq m)	

Features

- Shower on each floor
- Raised access floors
- Suspended ceilings
- LED lighting
- 108 car parking spaces
- Two passenger lifts
- Comfort cooling and heating
- Good floor to ceiling heights
- Goods in doors on ground floor

All measurements are on a Net Internal Area basis and subject to final measurements. Floor area measurements exclude the WCs.

Concept House Realest: **07761 082 986**



Ground Floor: **5,992 sq ft** (556.68 sq m) **Ready for Occupation**



First Floor: **6,166 sq ft** (572.84 sq m) **LET**

Second Floor: **6,412 sq ft** (595.69 sq m) **Ready for Occupation**

Situated in the Perfect Location.

Close to the M3 Motorway and the M27. Close to Southampton Airport and Parkway Railway Station.

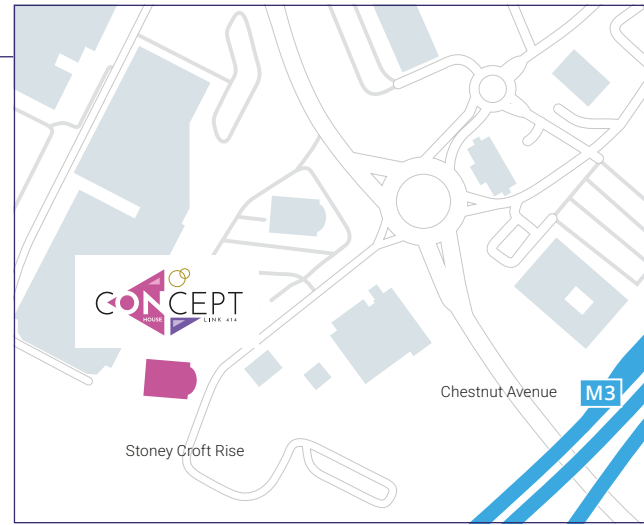
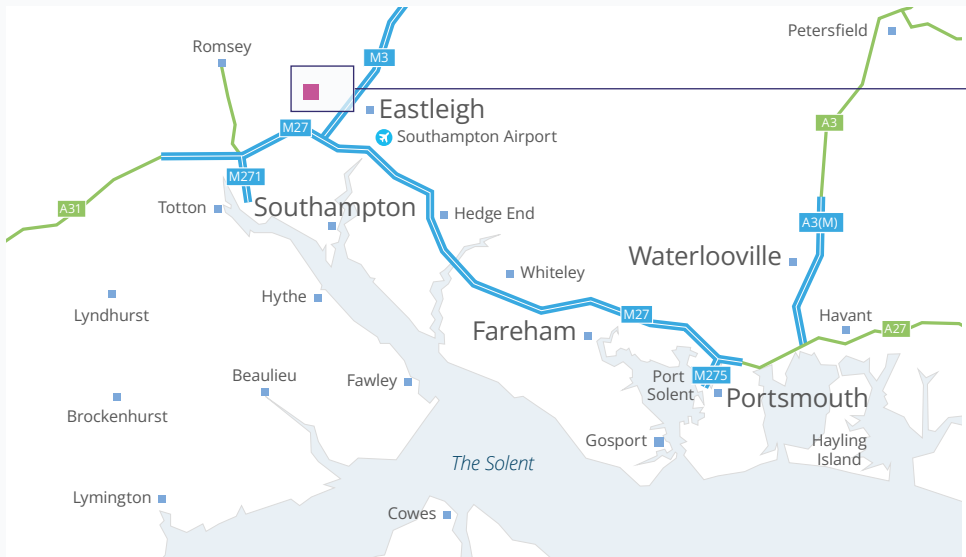
Concept House is in an excellent location just 1.5 miles from junction 5 of the M27 and approximately 2 miles from junction 14 of the M3. Southampton city centre is approximately 4.5 miles distant.

Southampton Airport and Southampton Airport Parkway Railway Station are conveniently located approximately 2.3 miles away.

Other local amenities include Village Hotel, Oasis Leisure Centre with indoor swimming pool, Swan indoor shopping centre, Chandlers Ford Village with Waitrose - and all the shops, restaurants, pubs and entertainment venues that a major city like Southampton can offer.



Looking west over Concept House showing the close proximity to the M3.



Drive times from Concept House to:

Southampton Airport:	5 mins
Southampton Airport Parkway:	6 mins
Southampton:	13 mins
Winchester:	19 mins
Portsmouth:	34 mins
Basingstoke:	35 mins
Reading:	60 mins
Central London:	100 mins

Rail times from Airport Parkway to:

Winchester:	10 mins
Basingstoke:	28 mins
Salisbury:	50 mins
London Waterloo:	80 mins

All journey times are for guidance only and are dependent on time of travel, road and engineering works.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority, Eastleigh Borough Council rates department, or at: www.VOA.gov.uk

Terms

A new FRI lease to be negotiated with the landlord.

Rent

Price on application.

VAT

The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

Energy Performance Certificate (EPC)

EPC Rating B.



Entrance to the atrium



Landings on each floor

Viewing and further information
Strictly by appointment through the joint sole agents:

Steven Williams
steven.williams@realest.uk.com
07761 082 986



Russell Mogridge
RMogridge@vailwilliams.com
07815 737 175

Oliver Hockley
OHockley@vailwilliams.com
07557 504 952



Realest and Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared: 07/2023.