



## EASTLEIGH HOUSE, EASTLEIGH, SO50 9YN

OFFICE TO LET

3,050 TO 5,848 SQ FT (283.35 TO 543.30 SQ M)



**Vail  
Williams**

# Summary

## Fitted Office Space Available

Available Size	3,050 to 5,848 sq ft
Rent	Rent on application
Business Rates	Information is available on request.
VAT	Applicable
EPC Rating	B (35)

- Up to 50 car parking spaces available
- Open Plan Office Space
- Fitted Kitchenette Facilities
- Great Natural Light
- Central Location Close to Amenities
- Fibre Connectivity Available

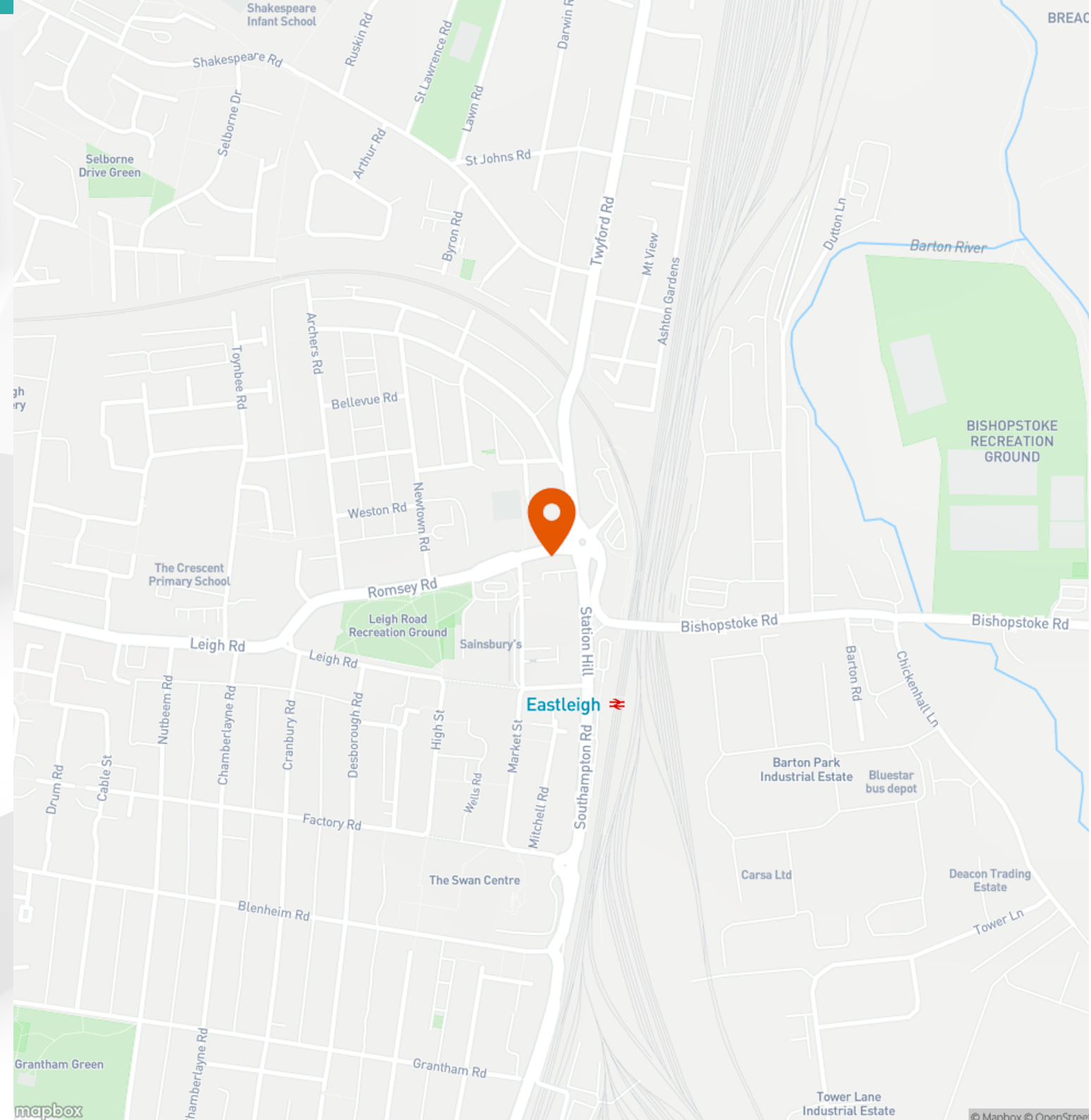


# Location



**Eastleigh House, Upper  
Market Street, Eastleigh, SO50  
9YN**

Eastleigh House is situated in Eastleigh's busy town centre. The Centre is only 5 minutes' drive from Southampton International Airport and the M27 & M3. Eastleigh Railway Station is a short walk away. The Centre has a wide range of shops, cafes, bars and restaurants, and a new leisure complex. The town's central bus station and main taxi rank are immediately opposite Eastleigh House.





# Further Details

## Description

Eastleigh House is a prominent six storey semi-detached office building located in the heart of Eastleigh town centre. The building is multi-tenanted with Eastleigh Borough Council and Natural England being occupiers within the building. The property is modern in appearance and property benefits from its own sole access off Upper Market Street, with a surface carpark, multi-storey carpark, and the bus station directly opposite the building. The property benefits from the following:

- Open plan office space
- Internal meeting rooms/offices
- Fibre line to the building
- Fitted Kitchenette facilities
- Ability to use external meeting rooms
- Great natural light across all available floors
- Furniture can be provided

## Car Parking

Up to 50 car parking spaces can be made available on licence in the town centre. Currently these would be at Mitchell Road Car Park for £1,300 per annum per space based on a 5-days/week commitment (fees include VAT).

## Terms

A new lease is available on terms to be agreed.

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
1st - North Suite	5,848	543.30	Available
4th - South Suite	3,050	283.35	Available
<b>Total</b>	<b>8,898</b>	<b>826.65</b>	

## Legal Costs

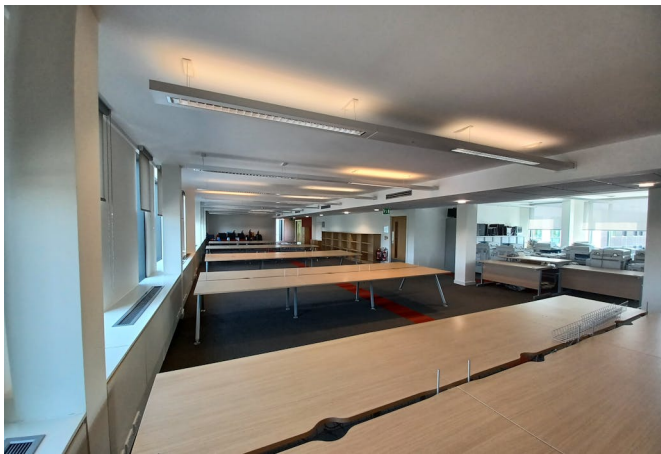
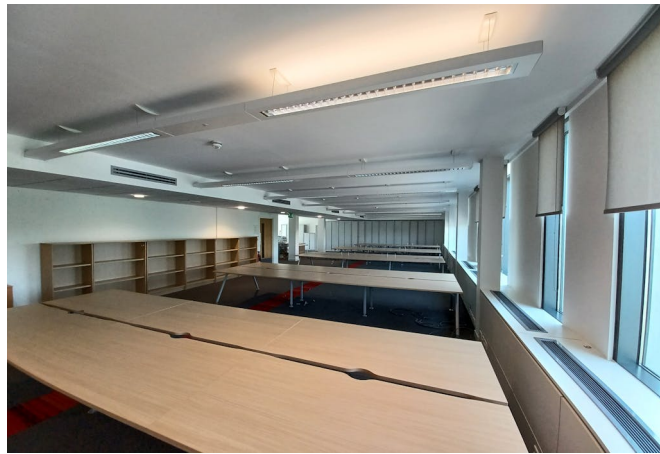
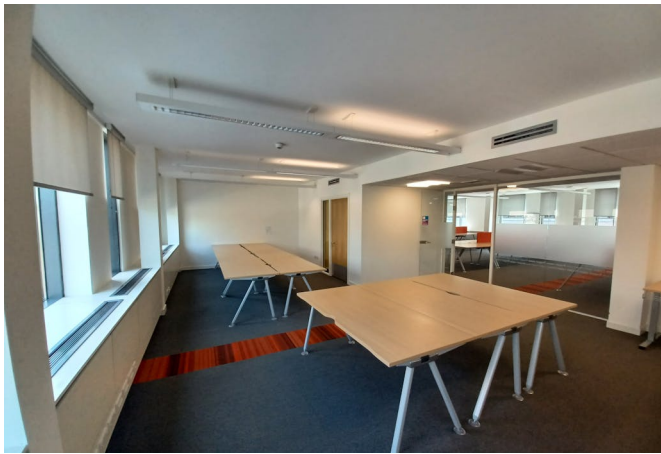
Each party to be responsible for their own legal costs incurred in this transaction.

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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[View on our website](#)