



# Highfield Court

TOLLGATE, EASTLEIGH, SO53 3TY



## COMING SOON - TO LET

Fully Refurbished 2<sup>nd</sup> Floor Offices with excellent ESG Credentials & Parking  
Prominent Location with Excellent Transport Links to M27, M3, Rail and Air  
6,255 ft<sup>2</sup> (581.10 m<sup>2</sup>)

Available Q1 2025  
Net Zero Carbon Emission in Operation

\*CGI of reception entrance post refurbishment

## Description

Highfield Court is a detached three storey office building with surface car parking. The premises has recently undergone a full refurbishment. The second floor is available for occupation with the ground and first floors being occupied by audit, tax and consulting firm RSM. Each floor is accessed via a communal entrance and lounge area utilising both lifts and stairs.

## ESG Criteria

Following a comprehensive refurbishment, Highfield Court will be one of the most energy efficient buildings available in the south coast market. A state-of-the-art air conditioning and M&E system coupled with a refurbishment with sustainability and tenant welfare at its core, tenants will benefit from day-to-day experience of occupying market leading space, with Net Zero Carbon Emissions in operation whilst also benefiting from the cost savings created by the energy saving, sustainable refurbishment.

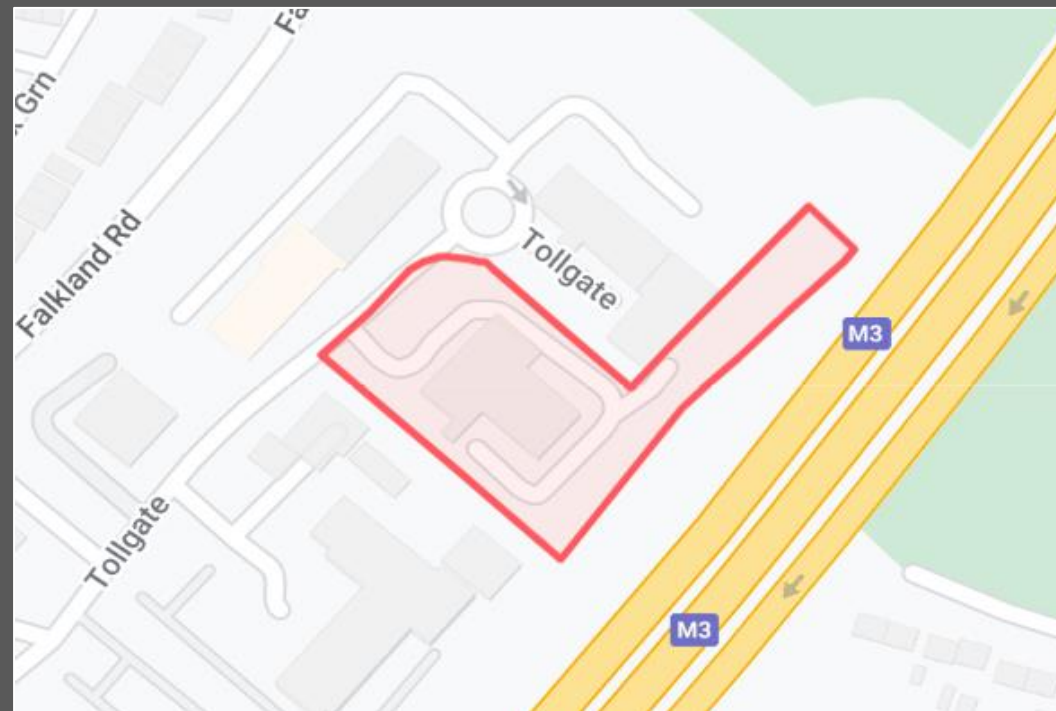
## Specification

- New VRF Air Conditioning System
- Net Zero Carbon Emission in Operation
- LED Lighting
- Raised Floor Areas
- Shower Facilities
- Cycle Storage
- 35 Allocated Parking Spaces (2 EV)
- EPC – Target A Rating post refurbishment



Existing External Building – Prior to Refurbishment

Floor Area	Sq Ft	Sq M
Second Floor Offices	6,255	581.10
<b>TOTAL</b>	<b>6,255</b>	<b>581.10</b>



## Location

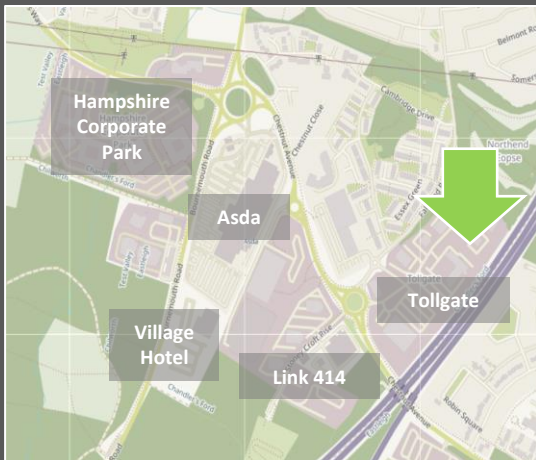
Highfield Court is situated in an excellent location just 1.5 miles from Junction 5 of the M27 and 1 mile from Junction 13 of the M3. The immediate surroundings are a prime area for out of town office space with Link 414 and Hampshire Corporate Park being close by. Southampton city centre is approximately 5.5 miles distant. Southampton Airport and Southampton Airport Parkway Railway Station (London Waterloo 1hr 10 mins direct) are conveniently located approximately 2 miles away. Other local amenities include Village Hotel, Fleming Park Leisure Centre with indoor swimming pool and The Swan Centre indoor shopping.

## Terms

The property is available on a new lease from the landlord at a rent of £28.00 per sq ft. A service charge is payable – full details on application.

## Business Rates

The Rateable Value is to be assessed post refurbishment.



Destinations	Miles
Junction 13, M3	1.0
Junction 5, M27	1.5
Southampton Airport Parkway	2.0
Southampton Airport	2.0
Eastleigh Town Centre	2.9
Southampton City Centre	5.5



Highfield Court, Tollgate, Eastleigh

SAT NAV: SO53 3TY

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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