

EASTLEIGH

Hampshire House, SO50 5PA



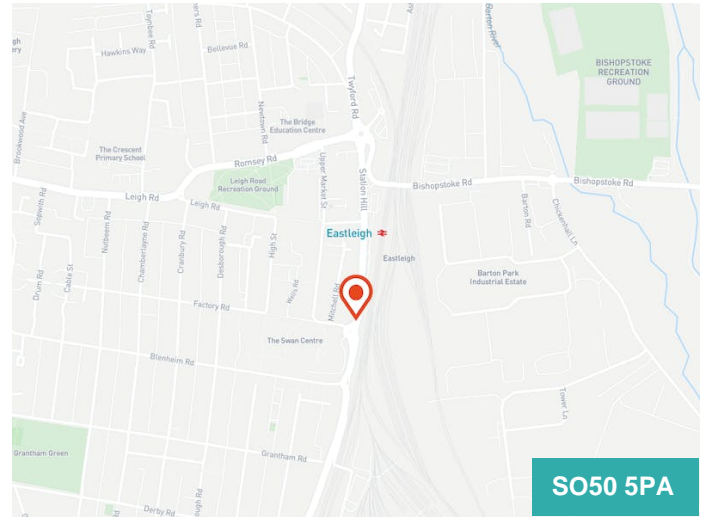
OFFICE TO LET

4,927 TO 25,683 SQ FT

- Town centre location
- Close to local amenities including The Swan Shopping Centre
- Opposite Eastleigh railway station
- 50 parking spaces
- Flexible accommodation

AVAILABLE SPRING/SUMMER 2023
FULLY REFURBISHED OFFICE SPACE

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Summary

Available Size	4,927 to 25,683 sq ft
Rent	Rent on Application
EPC Rating	C (65)

Description

Hampshire House is a purpose building 5 Storey (plus undercroft) detached office building, with Brick and glazed elevations. This modern office building is available as a whole, floor by floor or part floors up to 25,683 sq ft.

The building will shortly be undergoing a full refurbishment and will be available to let Spring/Summer 2022.

Location

Hampshire House is ideally located fronting Southampton Road, opposite Eastleigh railway station. The property is in close proximity to Market Street and the Swan Centre which forms Eastleigh's main retailing thoroughfare and provides all the local amenities that office based occupiers require.

Junction 13 of the M3 motorway is two miles to the east, and Junctions 4 and 5 of the M27 motorway are two miles to the south. Southampton airport is 1.9 miles distant.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	4,927.18	457.75	Available
1st	5,189.39	482.11	Available
2nd	5,189.39	482.11	Available
3rd	5,189.39	482.11	Available
4th	5,189.39	482.11	Available
Total	25,684.74	2,386.19	

Specification

- Modern office accommodation
- Mix of open plan and meeting rooms
- 50 car parking spaces
- Suspended ceilings with a mix of recess and surface mounted lighting
- Separate heating and cooling system
- Double Glazed
- Kitchenette on each floor
- Shower Facility
- Perimeter trunking
- 2 x 8 person lifts

Viewings

Strictly by appointment through the sole agents.

Terms

The property is available by way of a new lease direct from the landlord on terms to be agreed.



Nik Cox
07870 557410
ncox@vailwilliams.com

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