



2ND FLOOR, NEW KINGS COURT, EASTLEIGH, SO53 3LG

OFFICE TO LET

1,688 TO 18,248 SQ FT (156.82 TO 1,695.29 SQ M)



**Vail
Williams**

Summary

**SUB-LEASE AVAILABLE ON WHOLE
OR IN PART OF THE SECOND FLOOR
LEASE TO EXPIRE 24 DECEMBER 2030**

Available Size 1,688 to 18,248 sq ft

Rent £20 per sq ft

Rates Payable £7.13 per sq ft
Estimated. The RV will
need to be separately
assessed.

**Service
Charge** £6.50 per sq ft

EPC Rating D (80)

- Modern office accommodation
- Ample parking
- Air conditioned
- Excellent transport communications



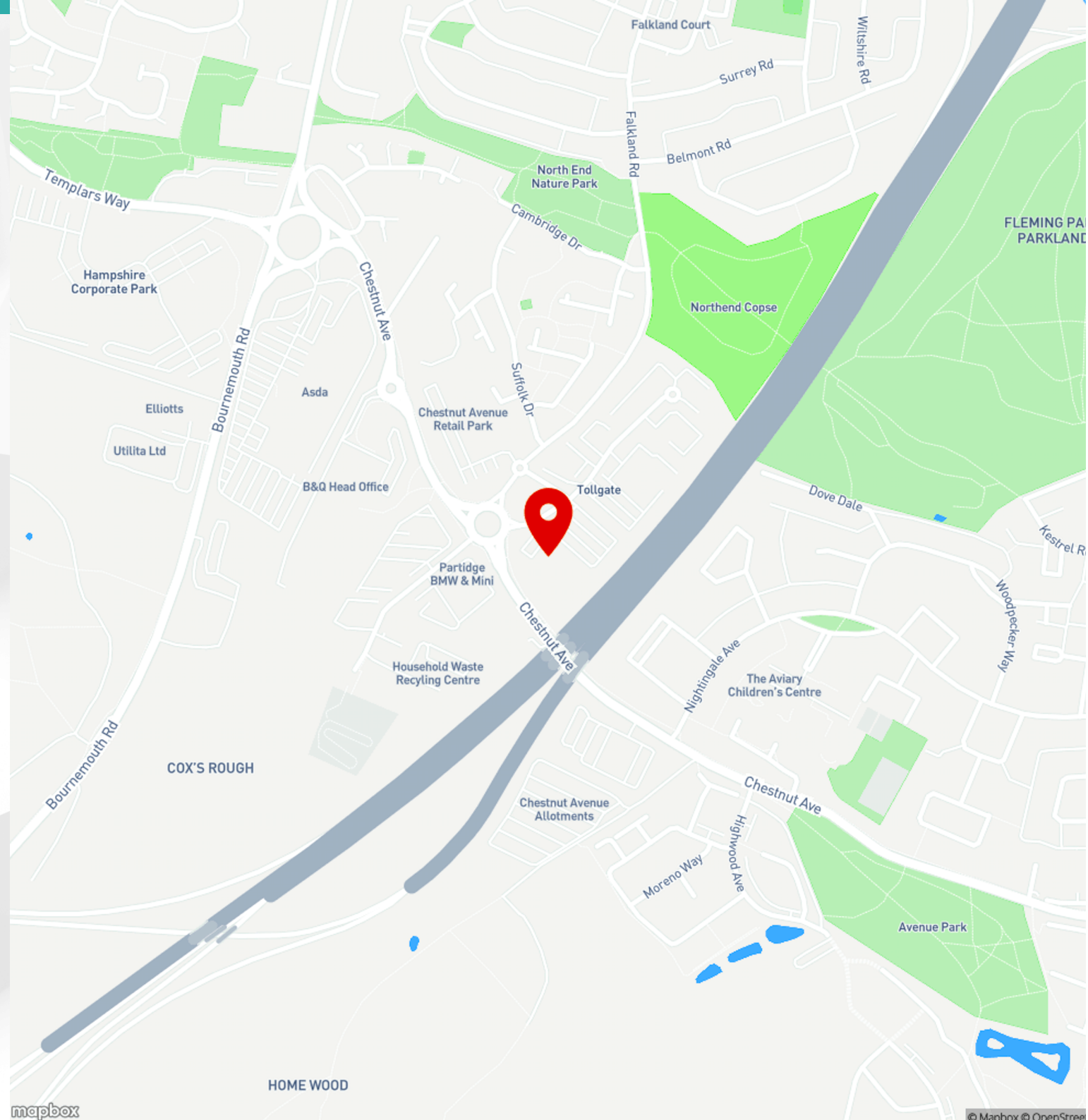
Location



**2nd Floor, New Kings Court,
Tollgate, Eastleigh, SO53 3LG**

New Kings Court is strategically located on the very popular Tollgate Business Park in Chandlers Ford. The property lies adjacent to, and is clearly visible from the M3, lying in between Junction 13 and the M3/M27 intersection. Tollgate Business Park is situated 8 miles north of Southampton and 2 miles west of Eastleigh. Southampton International Airport is located some 2.5 miles to the south east of the property.

The office district boasts occupiers including B&Q, Aviva, Ageas, Blake Morgan, Dutton Gregory and many other high profile businesses as occupants.



Further Details

Description

New Kings Court is a high quality office building constructed in 1988. The building is arranged around a central courtyard, providing the large, flexible floor plates with excellent natural light.

The property totals 54,534 sq ft (5,066 sq m) of office accommodation arranged over ground, and two upper floors. The ground floor includes a double height entrance.

Specification

Air conditioning

Suspended ceilings

Mix of LG7 and LED lighting

Two 8 person passenger lifts, plus a separate Goods Lift

Male, female and disabled WCs on all floors, with showers on 1st & 2nd floors

Viewings

Strictly by appointment through the sole agents.

Terms

The property is available by way of a new sub-lease due to expire no later than 24th December 2030, with rent reviews at 25 June 2027.

VAT

We understand VAT will be payable on the disposal of this premises.

Legal Costs

Each party to be responsible for their own legal costs.

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

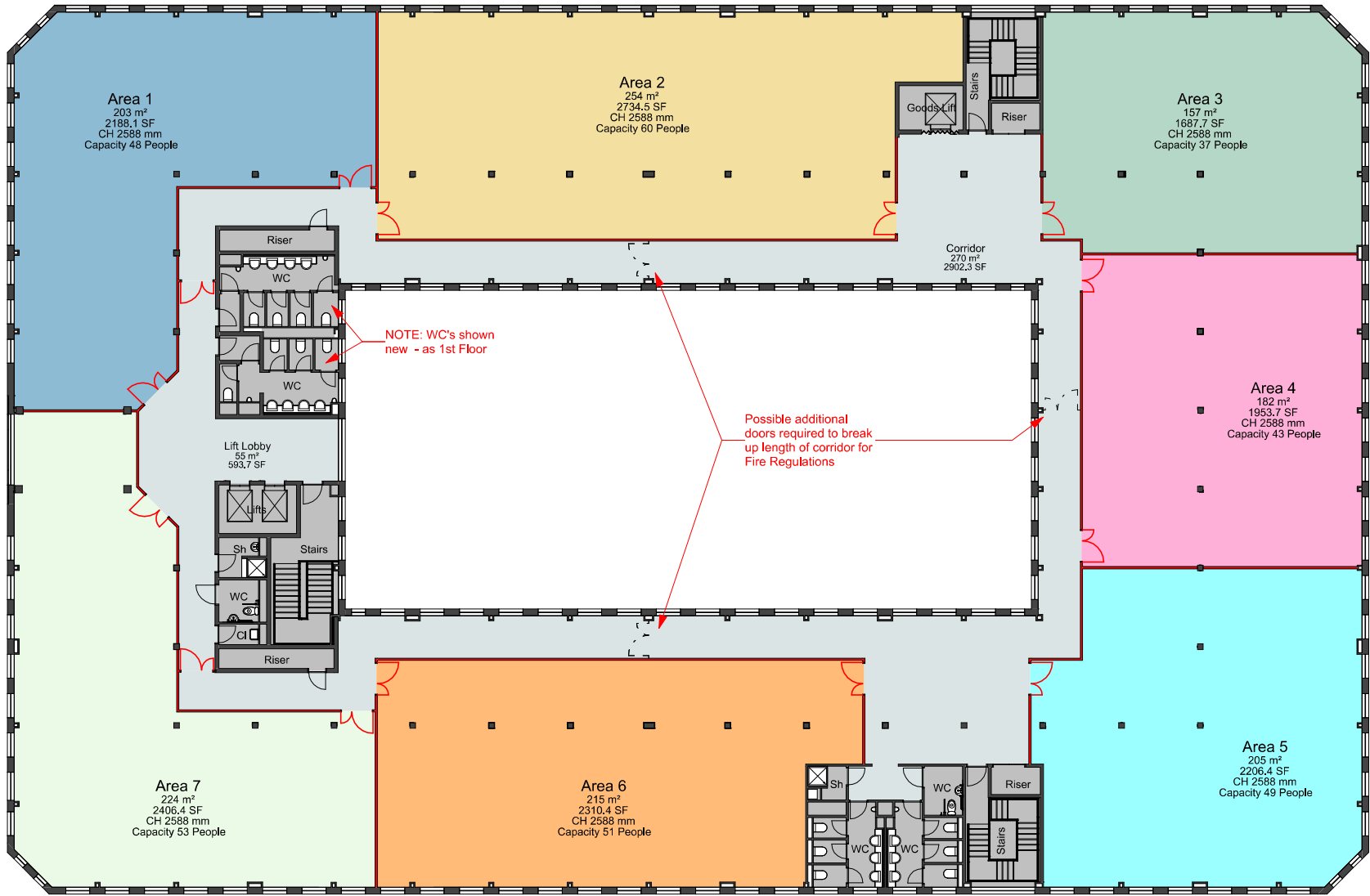


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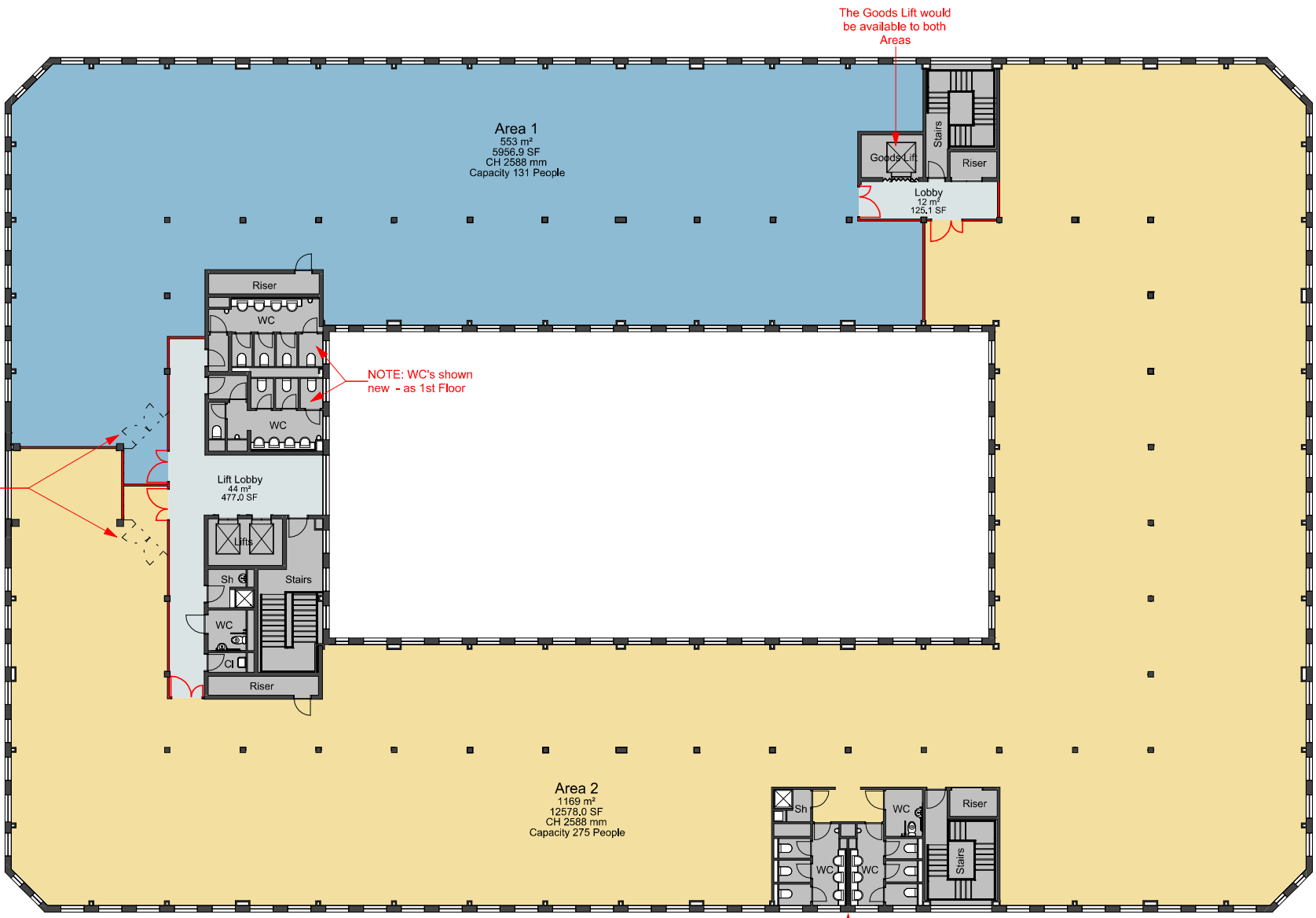




1 02 - 2023-180 2nd Floor Plan - Multiple Tenants
1 : 200

DRAWING 6
Multiple Tenants

Office Visions	Revision: A	Title: Proposed 2nd Floor Plan - Drawing 6	Client: Blake Morgan
	Scale: 1 : 200 @ A3		Site: New Kings Court
	Drawn by: MK	Date: 10/08/2023	Job No: 2023 - 180 FP02f
			Chandler's Ford, Eastleigh Southampton SO53 3LG



1 02 - 2023-180 2nd Floor Plan - 2 x Tenants_70-30 Split_Option 1
1 : 200

DRAWING 2
2 x Tenants - 70/30 Split_Option 1

Office Visions	Revision: A	Title: Proposed 2nd Floor Plan - Drawing 2	Client: Blake Morgan
	Scale: 1 : 200 @ A3	Date: 10/08/2023	Site: New Kings Court
	Drawn by: MK	Job No: 2023 - 180 FP02b	Chandler's Ford, Eastleigh Southampton SO53 3LG