



**Above 4-6, High Street, Eastleigh, SO50 5LA**  
**£2,500**

Now Available For Rent, Within Eastleigh Town Centre. A Fully Refurbished, Bright & Airy, 1st. Floor Office Space of 2,000 Sq Feet / 181 Sq Metres) Suitable for Any Number of Uses.

Flexible Terms/Incentives Available

Accommodation In Brief :- Independent G' Floor Entrance, Large Reception/Waiting Room Area, 7 Individual, Client Rooms, Possibility To Easily Increase Number of Client Rooms Further, Large Open Plan – Admin Area, Board Room, Staff Room/Kitchen Area, Separate Ladies & Gents WC's, Staff Shower Room, Recently Redecorated/Refurbished.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



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**Main Shop / Office 39'7" x 19'7" (12.09 x 5.98)**

**Store Area 8'7" x 4'11" (2.63 x 1.51)**

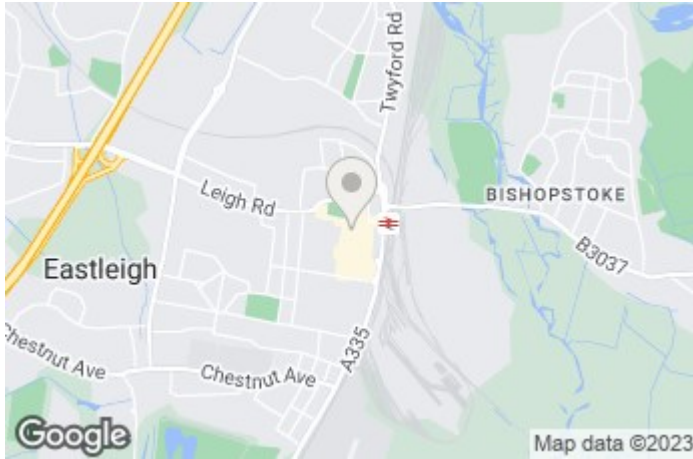
**Kitchen 12'7" x 6'0" (3.84 x 1.83)**


**WC**

**WC**

**AGENTS NOTES**

Council Tax Band- A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		