



**REFURBISHED GRADE A OFFICES ON  
A BEAUTIFULLY LANDSCAPED CAMPUS  
AVAILABLE TO LET**

**3,469 sq ft** (322 sq m)

Stoneham Lane, Eastleigh, Southampton SO50 9NW



**STONEHAM  
PARK**

# STONEHAM PARK IS A BEAUTIFULLY LANDSCAPED OFFICE CAMPUS SET IN 10 ACRES OF GRASS AND WOODLAND AND COMPRISING THREE STANDALONE OFFICE BUILDINGS

The Park's inherent natural assets have been enhanced with a complete refurbishment of Stoneham Place and Stoneham Gate and with the park landscaping being uplifted with new planting.

New receptions have been created and new toilet facilities including showers in each building.

The office suites have a full Cat A refurbishment with new ceiling tiles, energy efficient LED lighting panels, a new energy efficient VRF heating and cooling system, carpet tiles and trunking.

Stoneham Place and The Rectory are fully let.

**Stoneham Gate Ground Floor West (3,469 sq ft / 322 sq m) is available to let.**



Tenants include:





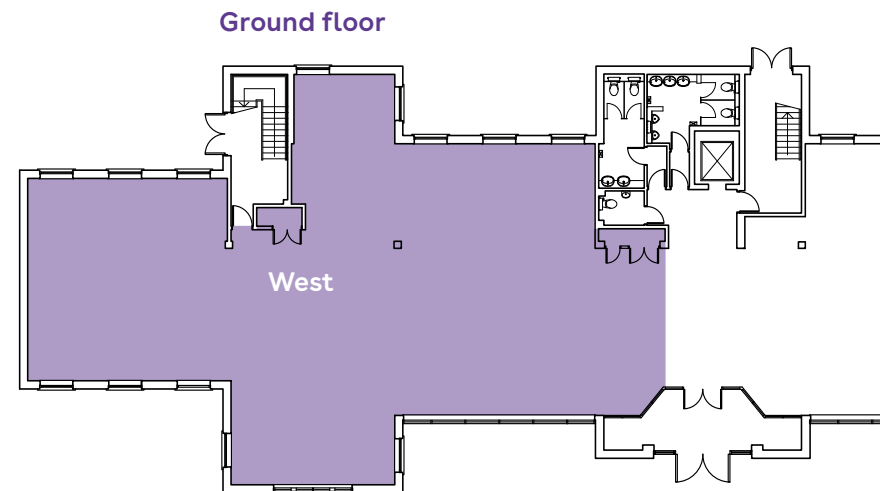
# STONEHAM GATE



	Area (sq ft)	Status	Parking spaces - ratio 1:227
<b>STONEHAM GATE</b>			
Ground Floor East	3,404	Let	
<b>Ground Floor West</b>	<b>3,469</b>	<b>Available</b>	<b>15</b>
First Floor	7,221	Let	

IPMS3

EPC B





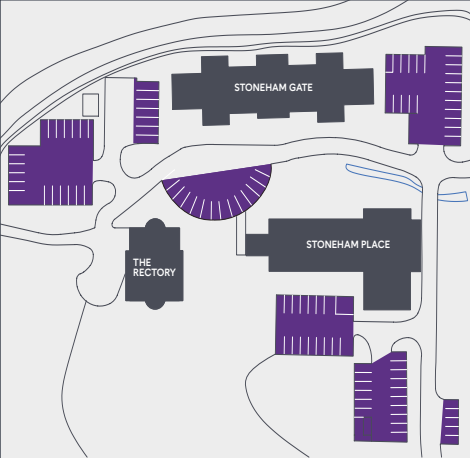
STONEHAM  
GATE



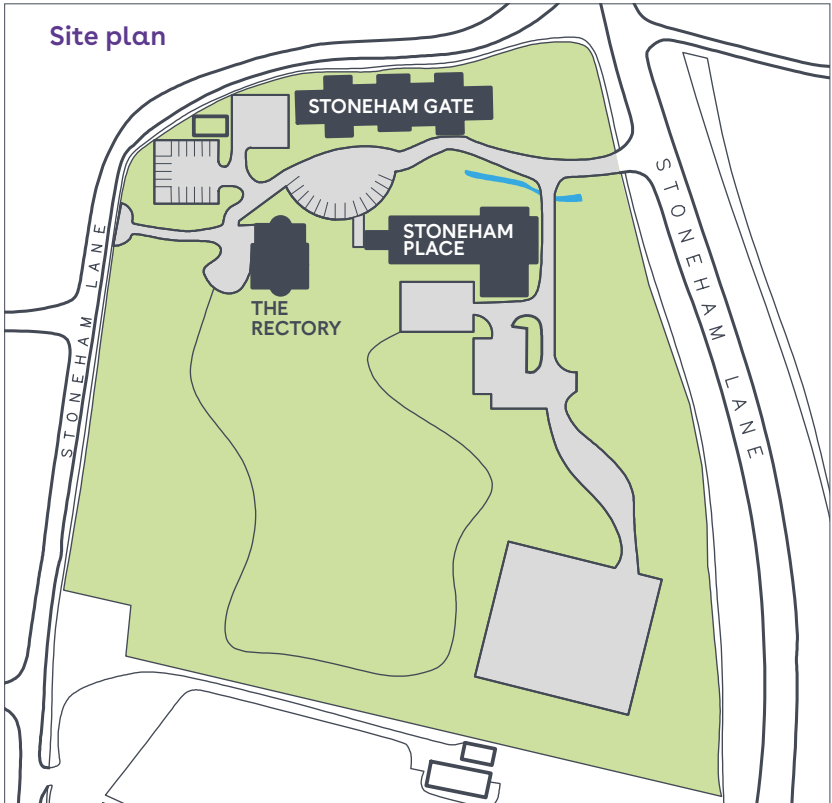
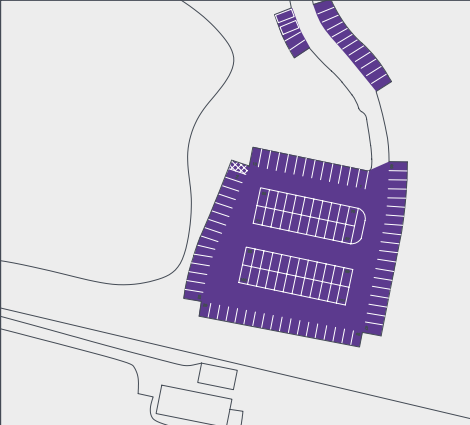
# EXCELLENT ONSITE PARKING

Onsite parking has a generous ratio provided with each office suite, plus potential overflow parking at Concorde Club (opposite Stoneham Park).

## Car parking north



## Car parking south



# LOCAL AMENITIES

Stoneham Park is situated between the cities of Winchester and Southampton, close to the town of Eastleigh. The area offers a wealth of amenities, including a health centre, Travelodge and Premier Inn hotels, cafés, restaurants, shops and entertainment venues.

Parks and waterways close by provide opportunities for walks and watersports.



Southampton Airport



The Concorde Club



The Ellington Lodge Hotel



Places Leisure Centre



Lakeside Country Park



Eastleigh Football Club



Travelodge



Airport parking



Premier Inn

# COMMUNICATIONS

The location of Stoneham Park offers excellent communication links for your staff and customers.

## By road

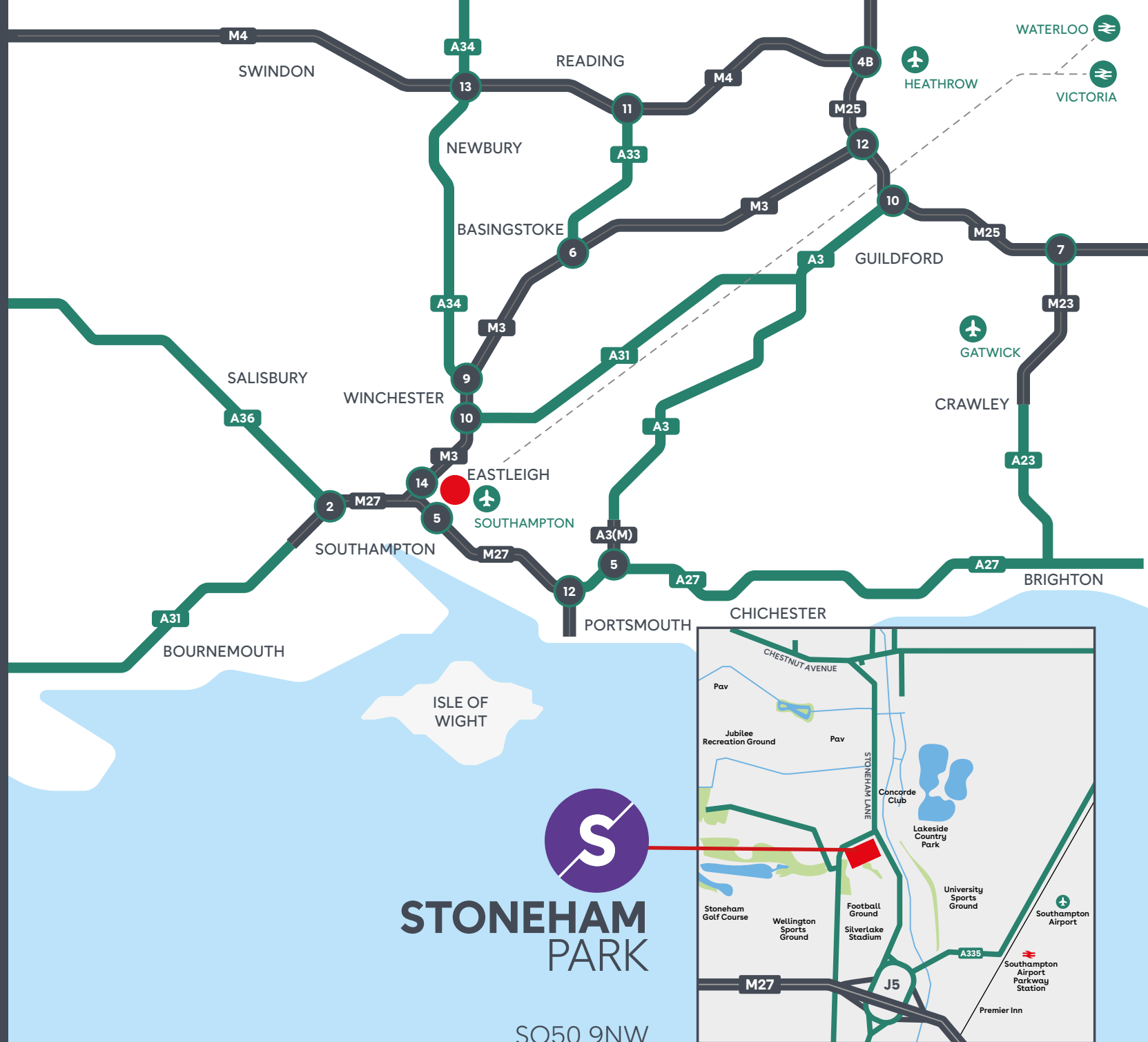
The south's major cities and the capital are within easy reach via Junction 5 of the M27 motorway which is just a 15 minute drive away and connects the southeast with the southwest and joins the M3 to London.

## By rail

It is a short walk to Southampton Parkway mainline train station which links Eastleigh to Southampton and other major towns such as Guildford, Portsmouth, and Winchester. London Waterloo is just a 1.5hr journey away.

## By air

Southampton Airport is a two minute drive away. It serves approximately 40 European destinations with onward international connections via Amsterdam. The airport has just had approval on its runway extension that will facilitate long haul flights.





# STONEHAM PARK

## TERMS

Available on a leasehold basis on terms to be agreed.

### Quoting rents

Stoneham Gate: £25.00 per sq ft

### Service charge

Stoneham Gate: £7.28 per sq ft

### Business Rates

Occupiers should make enquires with the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

Further details provided on request.

VAT is payable.

For further details contact the agents.

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Smith  
Hampton**

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