

TO LET

NEW BUILD COMMERCIAL PREMISES

UNIT A1 - 1,070 SQ FT // 99.41 SQ M

UNIT A2 - 540 SQ FT // 50.16 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNITS A1 & A2, POSTMARK PLACE
HIGH STREET, EASTLEIGH, HAMPSHIRE SO50 5PJ

SUMMARY >

- AVAILABLE BY WAY OF A NEW LEASE
- TWO GROUND FLOOR UNITS AVAILABLE WITHIN THE SAME BUILDING
- UNIT A1 FRONTS ONTO THE HIGH STREET, WITH UNIT A2 BASED AT THE REAR OF THE PREMISES
- PART OF THE EASTLEIGH TOWN CENTRE REGENERATION SCHEME
- SUITABLE FOR A VARIETY OF USES INCLUDING OFFICE, RETAIL, MEDICAL, EDUCATION AND COMMUNITY

RENT: UNIT A1 £22,500 PER ANNUM EXCL.

RENT: UNIT A2 £12,000 PER ANNUM EXCL.



Unit A1 - A-21
EPC Rating



Unit A2 - A-25
EPC Rating

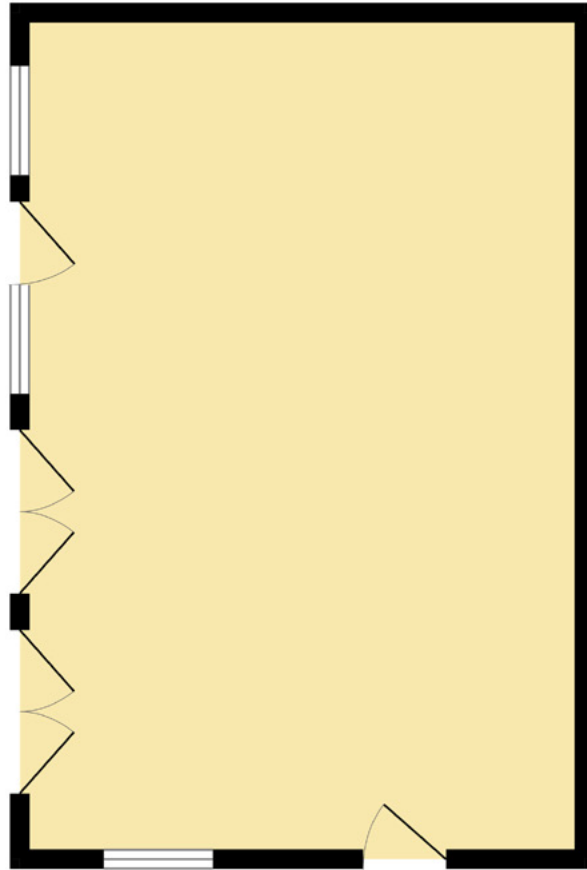


Excellent
Transport Links

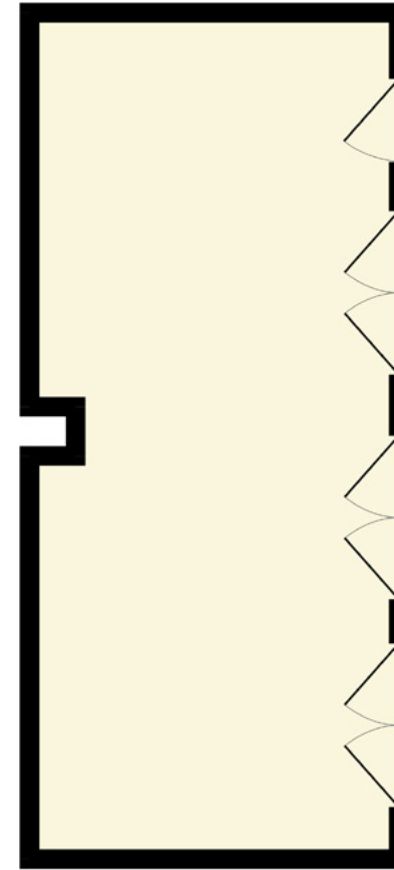


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A1



A2



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

- These units are prominently positioned on Eastleigh High Street
- Eastleigh is busy town positioned between the Cities of Winchester and Southampton
- The town has excellent transport links to the M3 and M27
- The train station is a 3-minute walk from the subject property which connects the town to London Waterloo and Weymouth
- On street parking is available directly outside the subject property, along with the Swan Centre multi story car park being very close by
- Nearby occupiers include:



Description

- These brand new commercial units are part of the new Postmark Place development a new mixed use scheme in Eastleigh Town Centre
- Unit A2 is based at the rear of the same property
- Both Units are well-presented internally and are currently fitted with carpet tiles and double-glazed windows
- Both properties have a large glass frontage with multiple entrances
- LED panel lighting
- Electric heating

Accommodation

Unit A1	1,070 sq ft	99.41 sq m
Unit A2	540 sq ft	50.16 sq m

Rent

Unit A1	£22,500 per annum, exclusive
Unit A2	£12,000 per annum, exclusive

Lease

The premises are available to let by way of a new FRI lease.

Service Charge

Disclosed upon further enquiries.

Use Class

The following uses have been permitted Class E (a) Retail E(c) Financial and Professional services) E(e) Medical/health services, E(g)(i) Office, F1 Learning and non-residential Institutions and F2 Local Community Uses. Hot food, cafes and restaurants are not permitted.

Rateable Value

Each Unit to be rated upon completion.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Unit A2



Unit A2



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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