



4a-6a, 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



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

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)

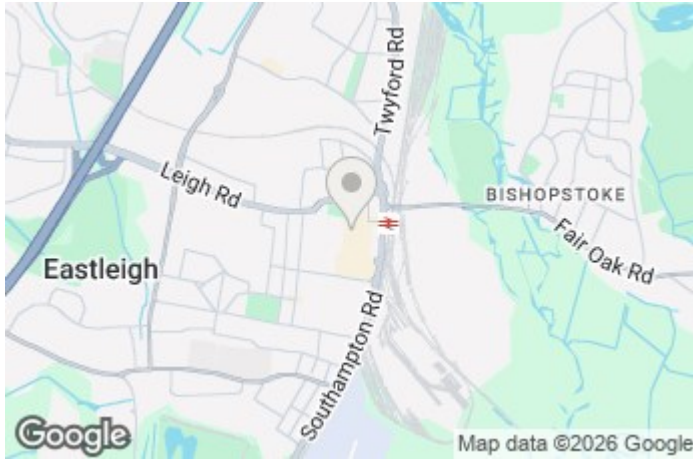
Kitchen 12'7" x 6'0" (3.84 x 1.83)

WC

WC

AGENTS NOTES

Council Tax Band- A



Ground Floor



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 misstatement. 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 operation or efficiency can be given.
Made with Meininger C2025

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

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