

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW

Telephone: 023 8033 7033 • Email: info@newtonscott.com

Web: www.newtonscott.com

MODERN FULLY REFURBISHED SELF - CONTAINED FIRST FLOOR OFFICE SUITE



**4/6 HIGH STREET, EASTLEIGH,
HAMPSHIRE SO50 5LA.**

1,970 square feet / 183.02 square feet with parking

DESCRIPTION

This superbly refurbished first floor office suite is approached via its own street level entrance. This opens into a generously proportioned reception area with direct access to 7 private / cellular offices, a well-equipped kitchenette, together with a large general office. Toilets and a shower room.

Amenities include new acoustic tiled ceilings with integral lighting, heating, new carpets and decorations presenting a suite of exceptional standards throughout.

There is nearby parking for 6 / 8 cars, in addition to free local parking.

FLOOR AREAS

The total floor areas amount to:

1,970 square feet / 183.02 square metres, approximately.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a net internal basis.

TERMS

Lease: A new lease will be granted for a term by agreement, not less than three years, renewable if required.

Rent: £20,000 plus VAT. The tenant will be required to contribute towards the landlord's insurance, maintenance and general up-keep of the premises.

Rates: According to enquiries of the Valuation Office (www.voa.gov.uk) the Rateable Value is £30,750 and the annual payable figure from 1st April 2024 will be £15,344.25, based on a poundage of 0.499.

However, the existing tenants benefit from Transitional Relief reducing the payable figure to £14,166.92.

It is advised that potential tenants check the current position with the VOA for verification purposes.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

Strictly by prior appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

LOCATION

This attractive modern two storey building is conveniently located on High Street close to Leigh Road, the park and numerous national and local retailers, restaurants and banks.

The location allows easy access to all parts of the Solent region, the M27, the M3 motorway, and further a-field via the national motorway network.

Southampton International Airport, Eastleigh /Parkway Mainline station, and Junction 5 of the M27 are within about five minutes driving time, with Southampton City Centre approximately 8 miles to the south-west.

ANTI MONEY LAUNDERING

In accordance with Anti Money-Laundering requirements, two forms of identification will be required from either a purchaser or tenant, and any beneficial owner, together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

EPC

An Energy Performance Certificate has been requested and will be provided.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
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Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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offices - internal



offices - rear general



Kitchenette



offices - front



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