

# TO LET

Primmer Olds B.A.S. Good Quality Office Accommodation with Parking

1ST & 2ND FLOOR REAR OFFICES, ENTERPRISE HOUSE, 27-29 MARKET STREET, EASTLEIGH, SO50 5RG



## KEY FEATURES

- Allocated Parking at Rear
- Centrally Located Offices
- Good Quality
- Available as a Whole or Floor-by-Floor
- Small Business Rates Relief (subject to eligibility)
- Fronting Market Street
- Close Proximity to Train Station

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B.A.S.  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# 1ST & 2ND FLOOR REAR OFFICES, ENTERPRISE HOUSE

## DESCRIPTION

The premises are located on Market Street which is in the centre of Eastleigh, a short walk from Eastleigh Train Station.

There is direct access to junction 13 of the M3 via the A335 (Leigh Road), junction 12 of the M3 via Twyford Road and junction 5 of the M27 via Southampton Road.

The office provide modern open place accomodation fitted out to a good quality.

There are a total of 4 allocated parking spaces (2 per suite).

## ACCOMMODATION

Floor Area	Sq ft	Sq M	Rent pax
First Floor	2,125	197.45	£21,250
Second Floor	1,915	177.92	£19,150
<b>Total</b>	<b>4,040</b>	<b>375.37</b>	<b>£40,400</b>

Measured in accordance with the RICS Property Measurement 1st Edition incorporating The International Property Measuring Standards (IPMS 3).

## PLANNING

The current permitted use is understood to be B1(a) (Office). All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

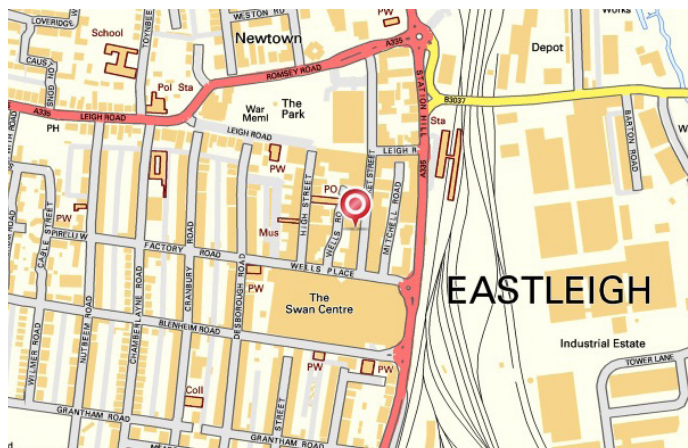
Rateable Value	First Floor	£16,250
Source – voa.gov.uk	Second Floor	£14,000

The 2018/2019 standard multiplier is 0.493 (49.3 payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

## EPC

To be assessed



## TERMS

Available by way of new Full Repairing & Insuring lease/s for a term to be agreed with the following asking rents which are exclusive of rates, VAT & all other outgoings:-

First Floor	£21,250 per annum
Second Floor	£19,150 per annum
<b>Total</b>	<b>£40,400 per annum</b>

It is understood VAT is payable on rents.

**Note:** A service charge is levied to cover communal costs including items such as gas (whole building), electricity, communal cleaning, lift maintenance, general internal and external repairs & maintenance, M&E maintenance and repair, water & waste management.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Patrick Mattison**  
Director  
pmattison@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

.....

## 1ST & 2ND FLOOR REAR OFFICES, ENTERPRISE HOUSE

.....



Primmer Olds B.A.S

**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Patrick Mattison**

Director

[pmattison@primmeroldsbas.co.uk](mailto:pmattison@primmeroldsbas.co.uk)

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.