

# SUITE 7 CRESCENT HOUSE, YONGE CLOSE EASTLEIGH SO50 9SX



## OFFICE SUITE - TO LET



### KEY FEATURES

- Excellent motorway links
- Close to town centre
- Allocated parking
- Self-contained suite

**880 sq ft (81.75 sq m) Net Internal Area**

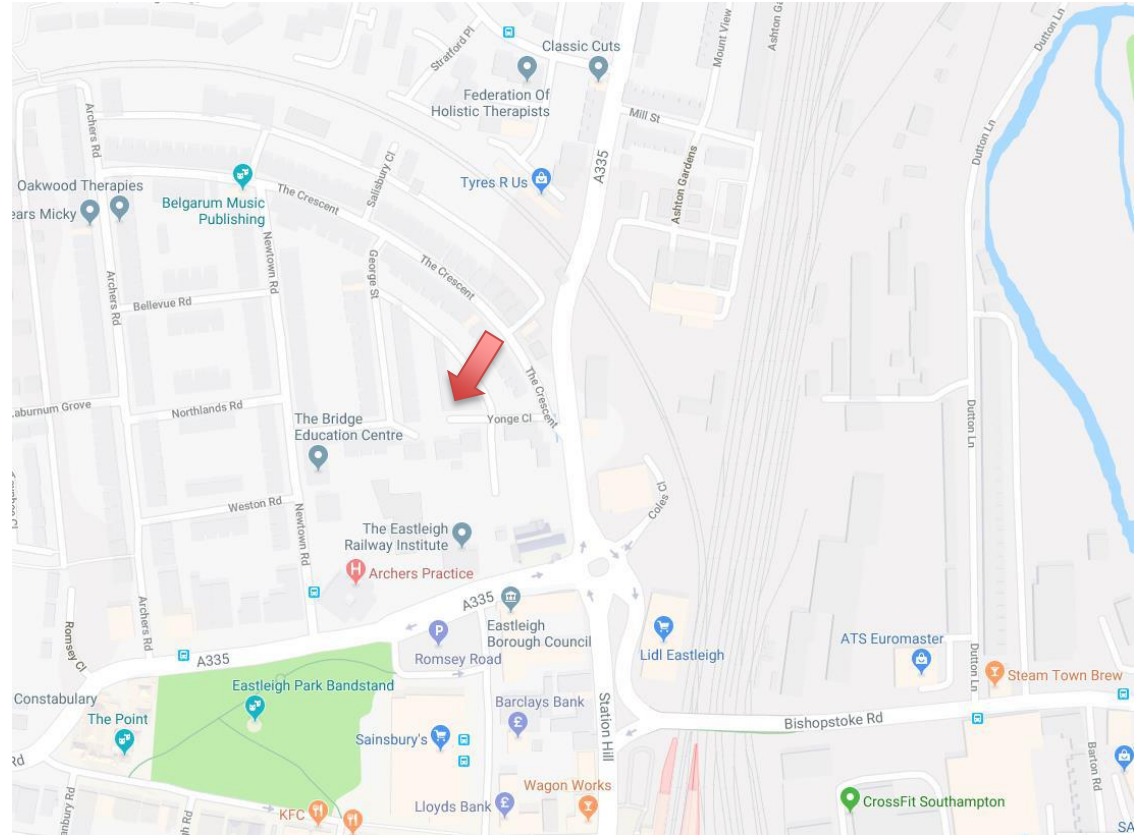
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## LOCATION

Crescent House is located in Eastleigh Town Centre just off the A335 Twyford Road and a short walk from Eastleigh Railway Station. Eastleigh is situated in close proximity to the M3/M27 intersection, enjoying good access to both motorways at J12 and J13 of the M3 and J5 of the M27.

Eastleigh Railway Station provides regular trains direct to London Waterloo, Southampton Parkway and Southampton City, with a journey time to London of approximately 75 minutes. Southampton International Airport lies within 1 mile and provides regular flights both within the UK and to mainland Europe.



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## DESCRIPTION

Suite 7 consists of an open plan office with kitchen facilities, storeroom and meeting room.

The suite is accessed via its own front door, off the communal parking area, and benefits from the following:

- Kitchen
- Carpeting throughout
- Suspended ceilings
- Gas fired central heating
- 2 allocated parking spaces

## TENURE

Leasehold.

## RENT

£14 per sq ft, exclusive of business rates, service charge and VAT.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a net internal floor area of **880 sq ft (81.75 sq m)**.

## RATEABLE VALUE

We are advised by online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) that the property has a rateable value of £8,200, however, interested parties are advised to confirm the accuracy of this information.

## SERVICE CHARGE

There is a service charge for the communal running costs of the building together with estate management. Further information on request.

## LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

## EPC RATING

C67.

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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**  
**October 2019**

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