



Primmer Olds B·A·S

TO LET

Refurbished centrally located offices near Eastleigh train station

BLACK HORSE HOUSE, 8-10 LEIGH ROAD, EASTLEIGH, HAMPSHIRE SO509FH

Key Features

- REFURBISHED OFFICES
- 161.96 sq.m (1,733 sq.ft)
- Excellent road, rail and air communications
 - Lift access
 - Excellent amenities
- Landlord - Eastleigh Borough Council
 - 1 x allocated parking space
- Access to Eastleigh community car club - <https://www.co-wheels.org.uk/eastleigh>



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



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www.primmeroldsbas.co.uk

Black Horse House, 8-10 Leigh Road

DESCRIPTION

The premises occupy a highly prominent location on the corner of Leigh Road and Upper Market Street, at the heart of Eastleigh town centre. Communications are excellent. There is direct access to J13 of the M3 and via the A335 to J12 of the M3 and J5 of the M27. Eastleigh train station is within close proximity with rail links to both Southampton Central and London Waterloo. Nearby, Southampton International Airport has flights throughout Europe. The town's central bus station and main taxi rank are on Upper Market Street. There are abundant public parking facilities close by including those at Romsey Road, Leigh Road, Mitchell Road and the Swan Shopping Centre. The premises comprise of a newly refurbished office suite located at first floor level. The upper floors are serviced by a dedicated foyer / reception with 2 x 8 passenger lifts & an internal staircase providing access to all floors. An entry system provides secure access. Specification includes, fully carpeted, comfort cooling, raised access floors and suspended ceilings with LED lighting.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
First Floor Office	1,733	161
Total	1,733	161

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



PLANNING

Understood to be B1(a) office. Interested parties are advised to make their own enquiries.

RATES

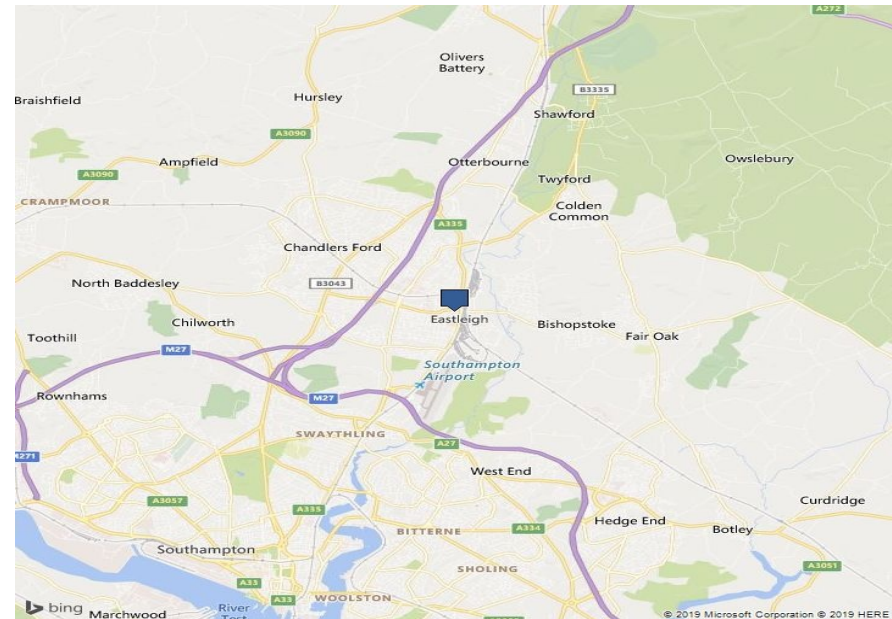
Rateable Value £17,750
 Source - voa.gov.uk
 The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable. If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - C54

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £27,750 per annum exclusive of rates VAT (if applicable) and all other outgoings.
 Note: There is to be a service charge levied to cover communal costs
 Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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

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For identification purposes only. Not to scale and not to be relied upon.

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Mr Patrick Mattison
Director
pmattison@primmeroldsbas.co.uk

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