

For Sale

- Suitable for occupation on ground and first floors
- Good Car Parking
- Potential for future residential Conversion STTP




Keygrove
www.keygrove.com
023 8063 5333

Partially Let Town Centre Investment
9,918 sq ft (921.38 sq m)

20-24, Upper Market Street, Eastleigh, Hampshire, SO50 9FD

Description

This is a prominent office investment. The building comprises a four storey mixed use office and retail property with plant room on fourth floor. The ground and first floors will be provided with vacant possession. The ground floor is mostly open plan space with access to the first floor via either a lift or staircase. The first floor is a mix of open plan and private offices with staff facilities including WC's and a staff room / kitchen.

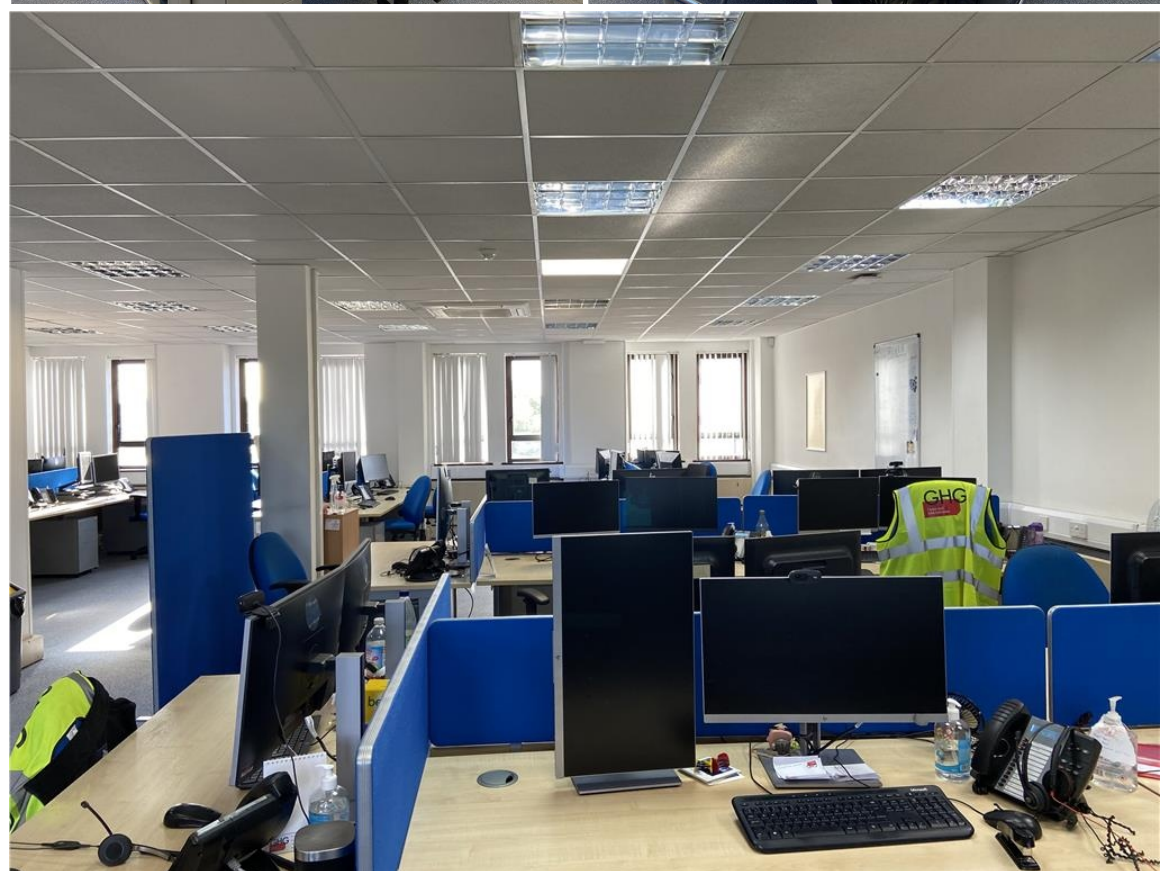
The second and third floors are let to GHG Solutions Limited. The offices are mostly open plan with one glazed meeting room on each floor. There is a private board room and small kitchen on the 2nd floor and a staff room/ kitchen on the 3rd floor. There are WC's on both floors.

There is a passenger lift serving all the floors and there is a combination of fluorescent and LED Lighting, air conditioning and the second and third floor offices have dado trunking. There is a fourth floor plant room.

There are 14 car parking spaces to the rear of the property.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Retail/ Office	2,666	247.67
First Floor Offices	2,003	186.08
Second Floor Offices Let to GHG Solutions Ltd	1,919	178.28
Third Floor Offices Let to GHG Solutions Ltd	2,045	189.98
Fourth Floor Plant Room	1,285	119.38
Total	9,918	921.38

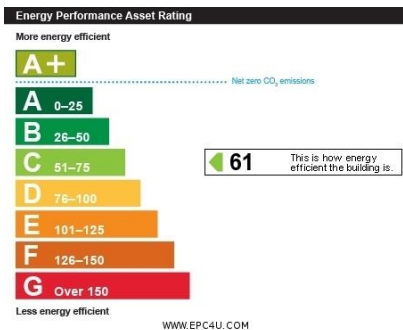


Terms

The premises are available freehold subject to the existing tenancy for £1,300,000.

Energy Performance Certificate

EPC rating C - 61. A copy of the EPC is available on request.



Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £93,250 split between two assessments. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

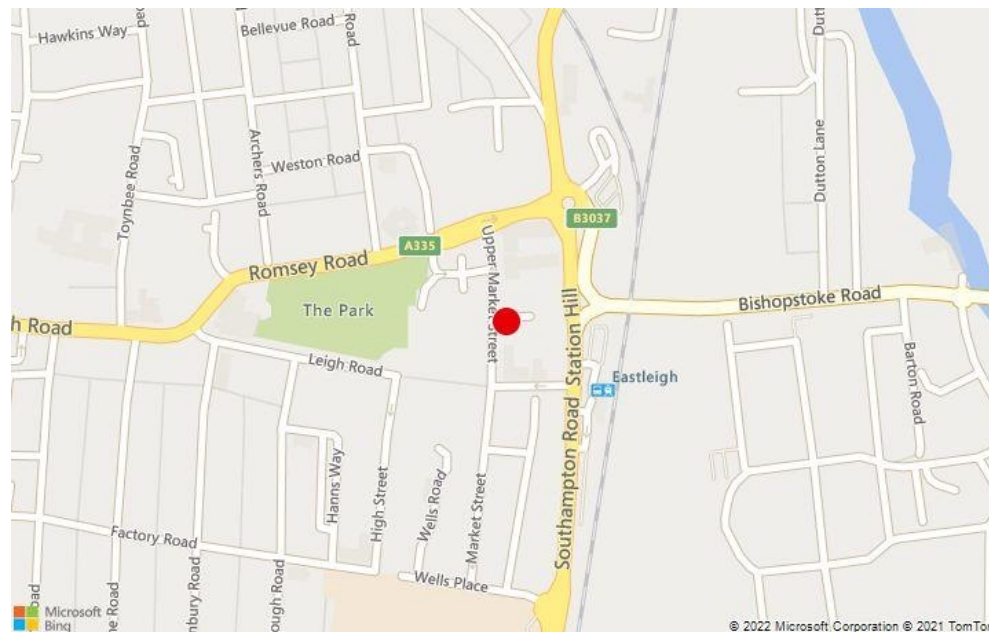
Eastleigh is located to the north of Southampton approximately 2 miles from the M3 Junction 13 and 3 miles from the M27 Junction 5. The property is located in Eastleigh town centre, opposite Eastleigh bus station, nearby occupiers include Sainsburys, Boots, Lloyds Bank, Superdrug and Travelodge. Eastleigh Railway Station is 2 minutes walk with trains serving London Waterloo, Winchester and Bournemouth. Southampton Airport and Southampton Parkway Railway Station are both approximately 1.5 miles away.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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