

**OFFICE TO LET
UNIT 25 (FF)
THE SWAN CENTRE
EASTLEIGH****Location**

The **Swan Centre** dominates the retail offer in the Eastleigh with over 325,000 sq ft of retail, restaurants and leisure space on 3 levels with an attached 823 space car park.

The scheme is home to national brands such as **H&M, TK Maxx, Boots, New Look, JD Sports, Poundland, Tesco, Ernest Jones, Caffè Nero, McDonald's, The Entertainer, Costa, Holland & Barrett** and an NHS Health Hub.

The leisure hub is anchored by a 6 screen **Vue Cinema** and also includes **Nando's, Hollywood Bowl, Harvester & Prezzo**.

Accommodation

The unit comprises a self contained office suite with the following approximate net internal floor areas:

Ground Floor	Self Contained Entrance
First Floor	1,200 sq ft (111.48 sq m)

Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review at the fifth anniversary of term commencement.

Rental

On application. The rent exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£20,000
Rates Payable (2024/2025)	£6,811

Service Charge & Buildings Insurance

Service Charge payable for the year 2024 is approximately £6,496 per annum, with insurance of £336 per annum, plus VAT

Energy Performance Certificate

The property has an EPC Rating of E. A copy of the EPC Certificate is available upon request.

Costs

All figures quoted are exclusive of VAT where applicable.

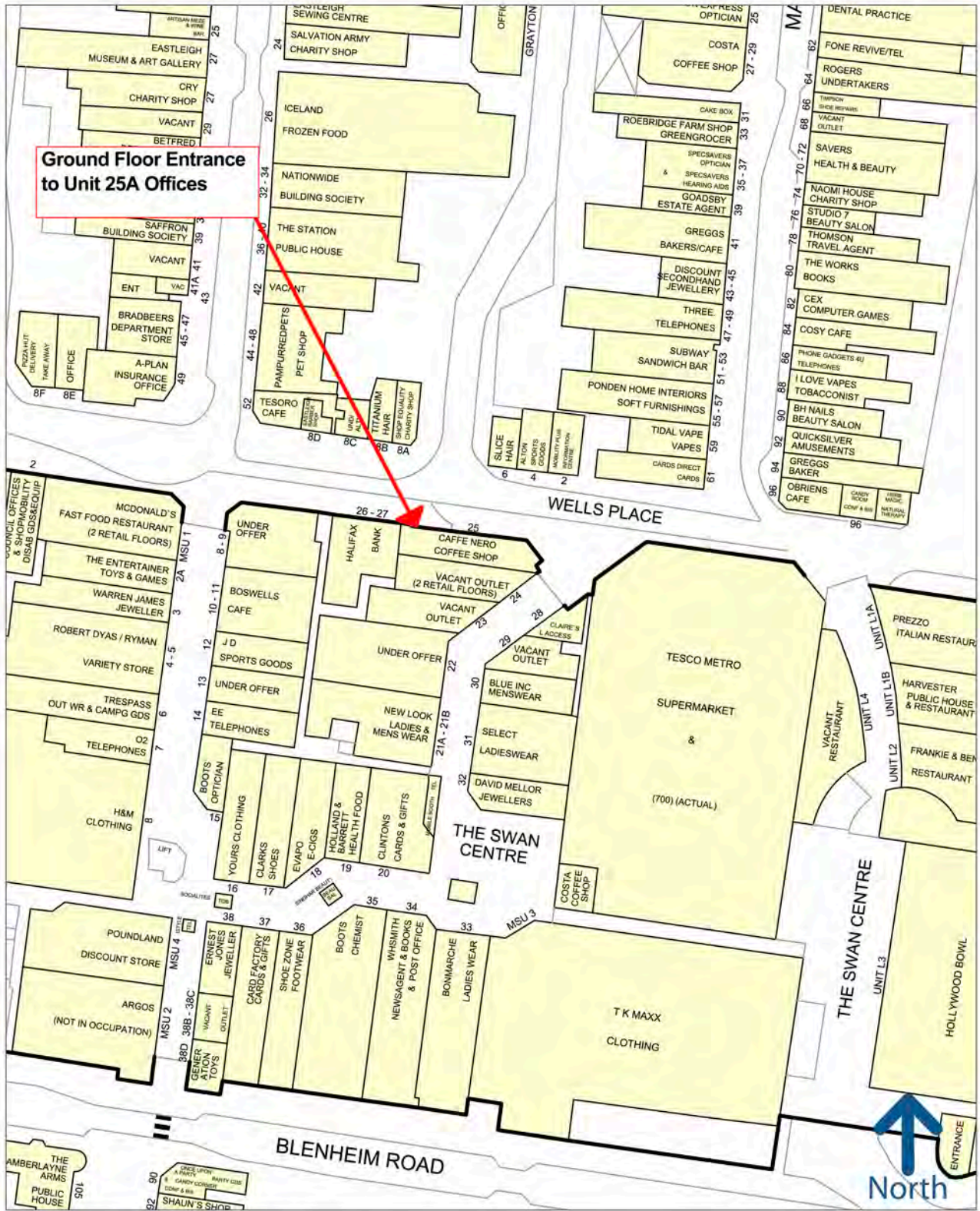
Viewing & Further information:

Strictly by prior appointment through sole agents Jamieson Mills:

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

Subject to Contract & Without Prejudice





Experian Goad Plan Created: 14/05/2024
Created By: Jamieson Mills Ltd



50 metres
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