

**TO LET**

**GROUND FLOOR OFFICE SUITE**

**1,974 SQ FT // 183.39 SQ M**



HAMPSHIRE COMMERCIAL

**goadsby**

**SUITE 4, CRESCENT HOUSE**  
YONGE CLOSE, EASTLEIGH, HAMPSHIRE, S050 9SX

## SUMMARY >

- EXCELLENT MOTORWAY LINKS
- CLOSE TO TOWN CENTRE
- ALLOCATED PARKING

RENT: £28,031.39 PER ANNUM EXCL.



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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.

## Description

Suite 4 consists of a predominantly open plan office with some partitioning to create a good sized meeting room and a private office. There is also a separate staff breakout area where the kitchen and ladies and gents WC's can be found. The main access to the building is via a shared entrance on the ground floor and the front door to the suite can be found immediately to the right. The office benefits from the following:

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

## Accommodation

Approximate Net Internal Area 1,974 sq ft (183.39 sq m)

## Parking

There are 3 allocated car parking spaces located immediate outside of the property. Our clients also hold two parking permits with Eastleigh Borough council which we understand can be transferred, these can be used in Yonge Close. For further information and costs this please enquire.

## Lease

The premises are available by way of lease assignment on a term until 25<sup>th</sup> September 2028.

A new lease may be possible subject to agreement of terms with the superior landlord.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



## Rateable Value

£18,000 (From 1<sup>st</sup> April 2023)

Rates payable: 49.9p in the £ for 2024/25

## Rent

The current rental is **£28,031.39 per annum, exclusive** of VAT, business rates and service charge. The next rent review is due on 26<sup>th</sup> September 2026.

## Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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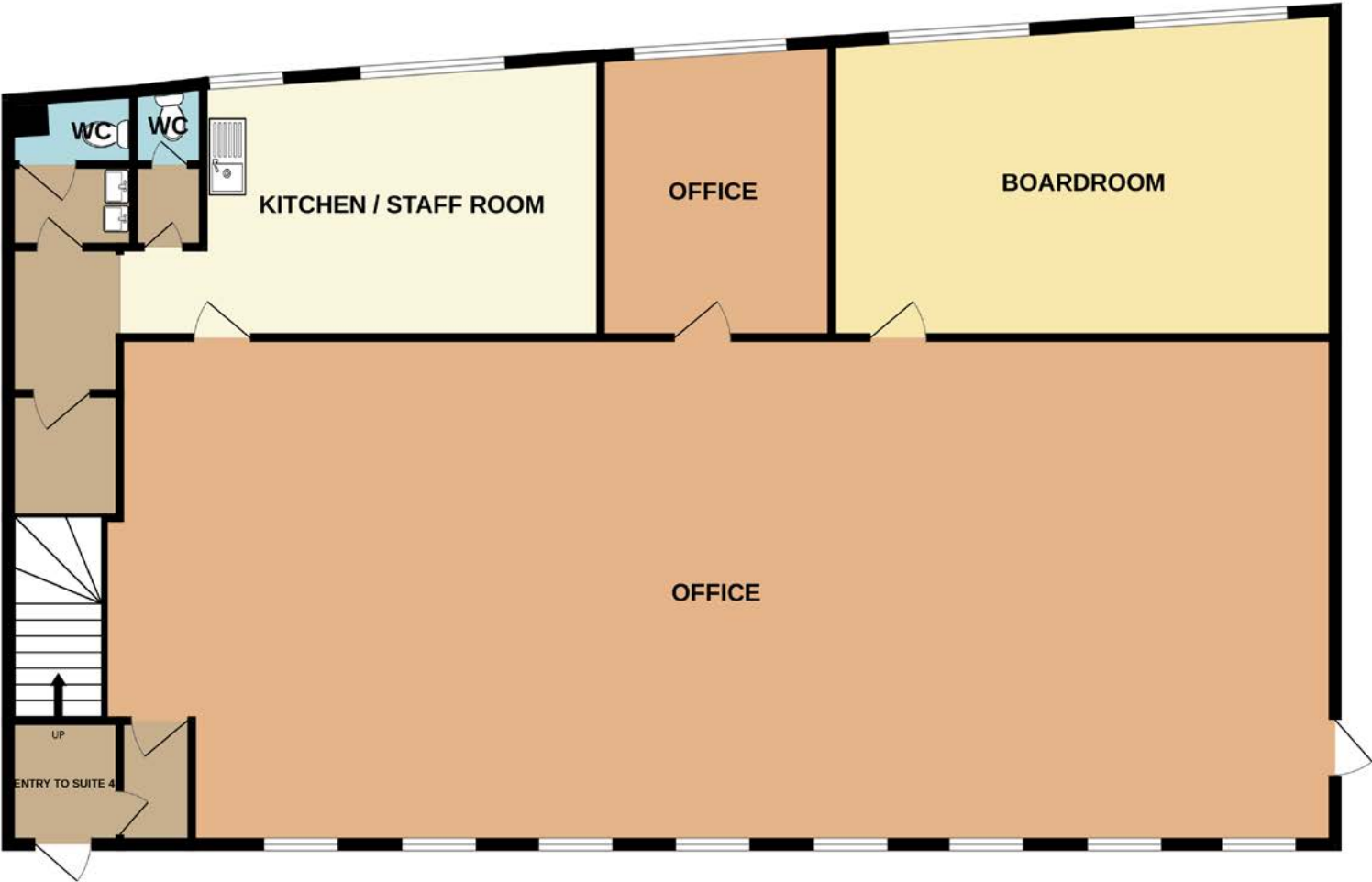
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# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

