



RENT REDUCTION

SUITE 5 CRESCENT HOUSE, EASTLEIGH, SO50 9SX

OFFICE TO LET

2,023 SQ FT (187.94 SQ M)



**Vail
Williams**

Summary

FIRST FLOOR OFFICE SUITE - TO LET

Available Size	2,023 sq ft
Rent	£23,500 per annum
Rates Payable	£9,730.50 per annum
Rateable Value	£19,500
Service Charge	£7.66 per sq ft
EPC Rating	D (93)

- Close proximity to Eastleigh Station
- Wide range of amenities within walking distance including The Swan Shopping Centre
- 4 allocated car parking spaces



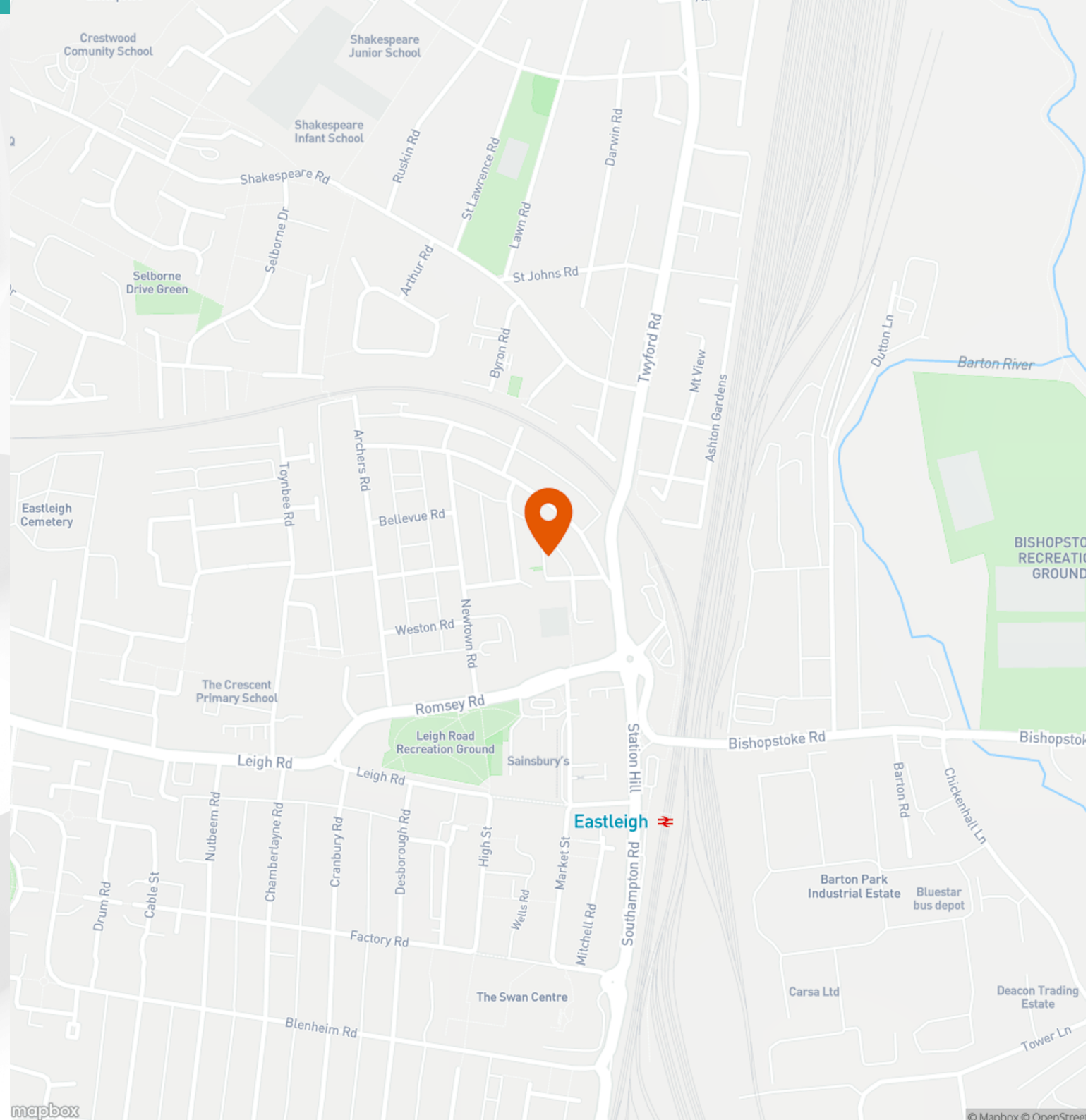
Location



**Suite 5 Crescent House,
Eastleigh, SO50 9SX**

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.





Further Details

Description

Suite 5 is situated on the first floor and consists of a large open plan office with boardroom and separate staff breakout room/kitchen. The floor has exclusive access to WCs and is accessed via a shared reception on the ground floor.

Crescent House is centrally located and in close proximity to Eastleigh train station and local shops, including the Swan Centre.

Specification

- Kitchen facilities
- 2 meeting rooms
- Gas fired central heating
- 4 car parking spaces

Viewings

Strictly by appointment through the sole agent.

Terms

The premises is available on a new FRI lease. If a 5 year term can be secured there will be a 50% discount in rent for the first 12 months. This gives a headline rent of £26,100, but averaging £23,500 over a 5 year period with the discount. Other incentives will be considered.

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.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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View on our website