

To Let

- Close Proximity to Eastleigh Bus and Train Stations
- Car Parking
- Incentives Available
- Eastleigh Town Centre Amenities Within Walking Distance




Keygrove
www.keygrove.com
023 8063 5333

First Floor Office Suite
2,023 sq ft (187.94 sq m)

5 Crescent House, Yonge Close, Eastleigh, Hampshire, SO50 9SX

Description

Suite 5 is a first floor office suite comprising a mix of open plan office space and meeting rooms.

The office benefits from raised access flooring, central heating, LED lighting and a convenient location within walking distance of Eastleigh train station and town centre amenities. Incentives are available.

The property has communal WC facilities, a kitchenette and 4 car parking spaces.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
Total	2,023	187.94

Energy Performance Certificate

EPC rating D93. A copy of the EPC is available on request.



Terms

The premises is available on a new full repairing and insuring (FRI) lease at an incentivised average rent of £23,500 per annum.

Incentive Details:

For a 5-year term, a 50% rent reduction will be applied for the first 12 months, resulting in a headline rent of £26,100 per annum but averaging £23,500 per annum over the lease term.

Further incentives may be considered subject to terms.

Service Charge

There is a service charge payable in respect of this property of £7.66 per sq ft. Further information 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 £19,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

The property is located in Eastleigh town centre, accessed via Yonge Close off Twyford Road. Twyford Road links directly to the M3 and M27, providing easy access to Southampton, Winchester and Portsmouth. Eastleigh railway station is a short walk away, with direct services to London Waterloo, Southampton and Bournemouth.

Southampton International Airport lies within 1 mile and provides regular flights both within the UK and to mainland Europe.

For all enquiries:

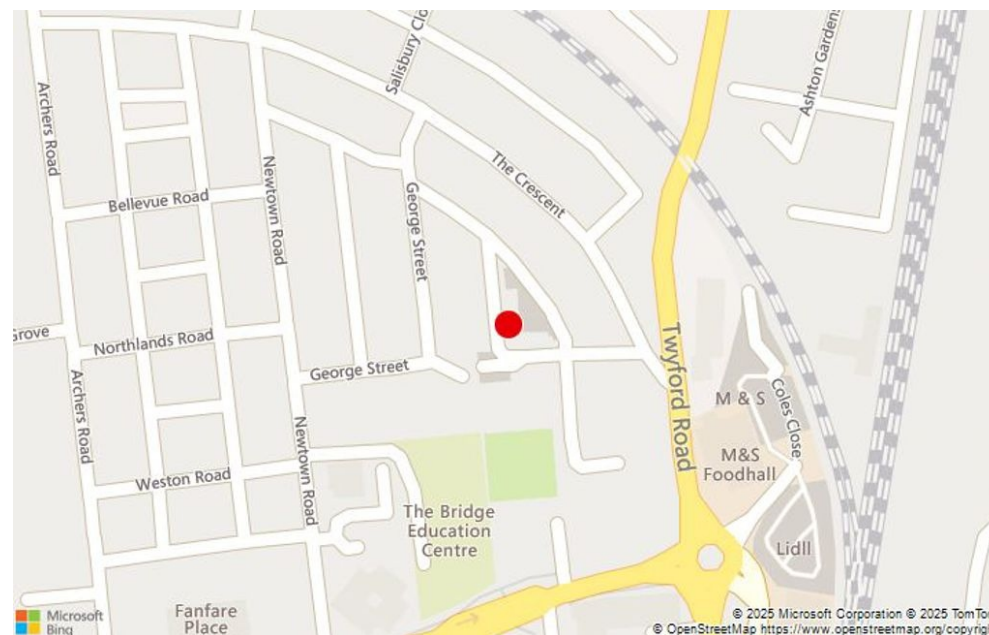
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Map



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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