

SOUTHAMPTON

Hounslow House,
Hounslow Business Park,
SO40 9LX



OFFICE TO LET / FOR SALE

3,500 TO 14,411 SQ FT

- Detached office building
- Comfort cooling and heating
- Raised floor
- Large kitchen/breakout area
- Parking ratio of 1:182 sq ft

Detached Office Building - To Let / May Sell

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Summary

Available Size	3,500 to 14,411 sq ft
Rent	£17.50 per sq ft
Business Rates	Estimated
Service Charge	N/A
EPC Rating	C (72)

Description

Hounsdown House consists of a modern, detached, 2-storey purpose-built office building split into two wings per floor with ample provision of approximately 79 car parking spaces.

Location

Hounsdown House occupies a prominent position at the entrance to the well-established Hounsdown Business Park. The park is conveniently located approximately 5.5 miles west of Southampton Centre and on the edge of the New Forest National Park.

The building is visible from the main estate road as well as the A326 and only 4.8 miles south of junction 2 of the M27.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground - South Wing	3,500	325.16	To let / For sale	Available
Ground - North Wing	3,505	325.63	To let / For sale	Available
1st - North Wing	3,705	344.21	To let / For sale	Available
1st - South Wing	3,500	325.16	To let / For sale	Available
Unit - Reception	201	18.67	To let / For sale	Available
Total	14,411	1,338.83		

Viewings

Strictly by appointment through the sole agents.

Terms

A new full repairing and insuring lease is available on terms to be agreed direct from the landlord.



Nik Cox
07870 557410
Ncox@vailwilliams.com

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