



**HOUNSDOWN HOUSE, HOUNSDOWN BUSINESS PARK,
SOUTHAMPTON, SO40 9LR**

OFFICE TO LET

3,750 SQ FT (348.39 SQ M)



Summary

SINGLE FLOOR PLATE
FULLY REFURBISHED OFFICE SPACE
READY FOR OCCUPATION

Available Size	3,750 sq ft
Rent	£20 per sq ft
Business Rates	Will need to be separately assessed.
Service Charge	£8.69 per sq ft
EPC Rating	C (72)

- New comfort cooling and heating
- Raised floors
- LED lighting
- Upgraded WCs
- New reception
- 19 car parking spaces



Location



Hounsdow House
Hounsdow Business Park,
Southampton, SO40 9LR

Hounsdow House occupies a prominent position at the entrance to the well-established Hounsdow 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.





Further Details

Description

Hounslow House consists of a modern, detached, 2-storey purpose-built office building split into two wings per floor. Only the First Floor, North Wing remains available with an ample provision of 19 car parking spaces.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
Ground - North Wing	3,505	325.63	To let	Let
1st - North Wing	3,750	348.39	To let	Available
Total	7,255	674.02		

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.





Enquiries & Viewings



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**Vail
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