

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



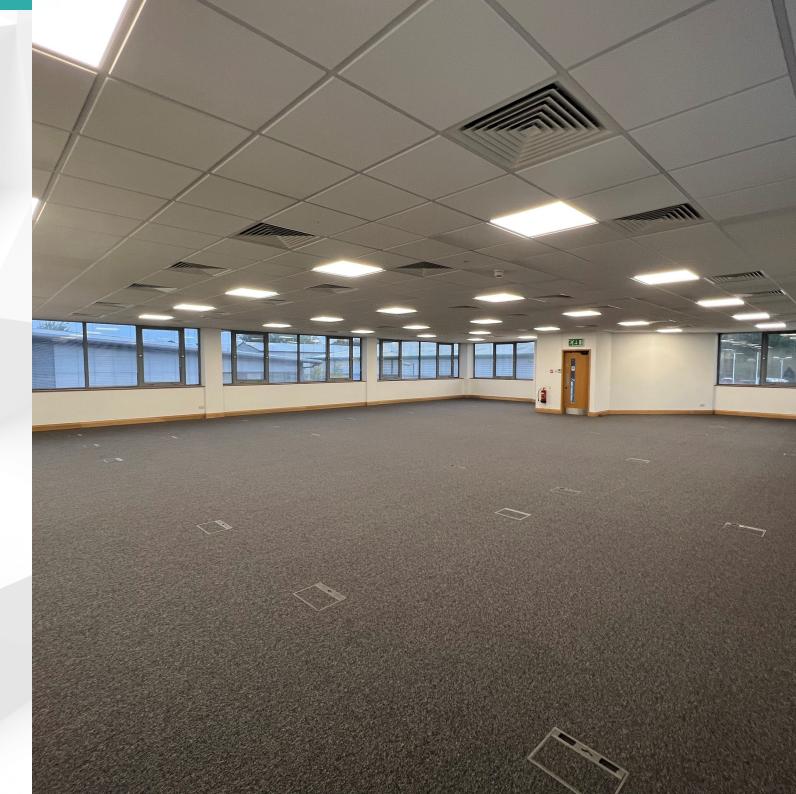
OFFICE TO LET 3,750 SQ FT (348.39 SQ M)

# **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



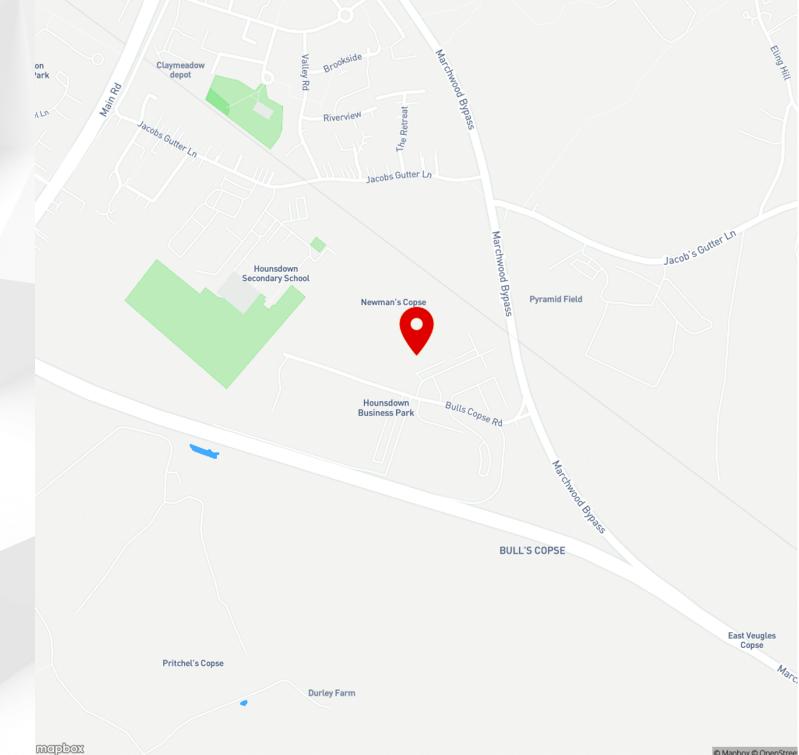
Eling Graveyard

# Location

Hounsdown House Hounsdown Business Park, Southampton, SO40 9LR

Hounsdown House occupies a prominent position at the entrance to the wellestablished 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.





# **Further Details**

#### Description

Hounsdown 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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