

Last remaining floor



First Floor, East Wing, Southern House
Sparrowgrove, Otterbourne, Winchester SO21 2RU
TO LET | 7,155 sq ft (664.7 sq m)



Description

Southern House provides approximately 2,873 sq m (30,929 sq ft) of self-contained office accommodation in two wings. The property is set within an attractive parkland site that extends to 2.39 hectares (5.91 acres).

The property is constructed in a L-shape with a central service core containing a ground floor reception and a canteen. The east wing provides office accommodation on the ground and first floors levels with a second floor mezzanine.

The available space provides open plan, flexible accommodation benefitting from good natural light.

Summary



Solid concrete floors



Underfloor and perimeter trunking



LED lighting



Car parking ratio of 1:123 sq ft



Landscaped grounds



Central heating



Comfort cooling



Kitchen facilities



Good access to the M3 motorway



Access to 18 car charging spaces



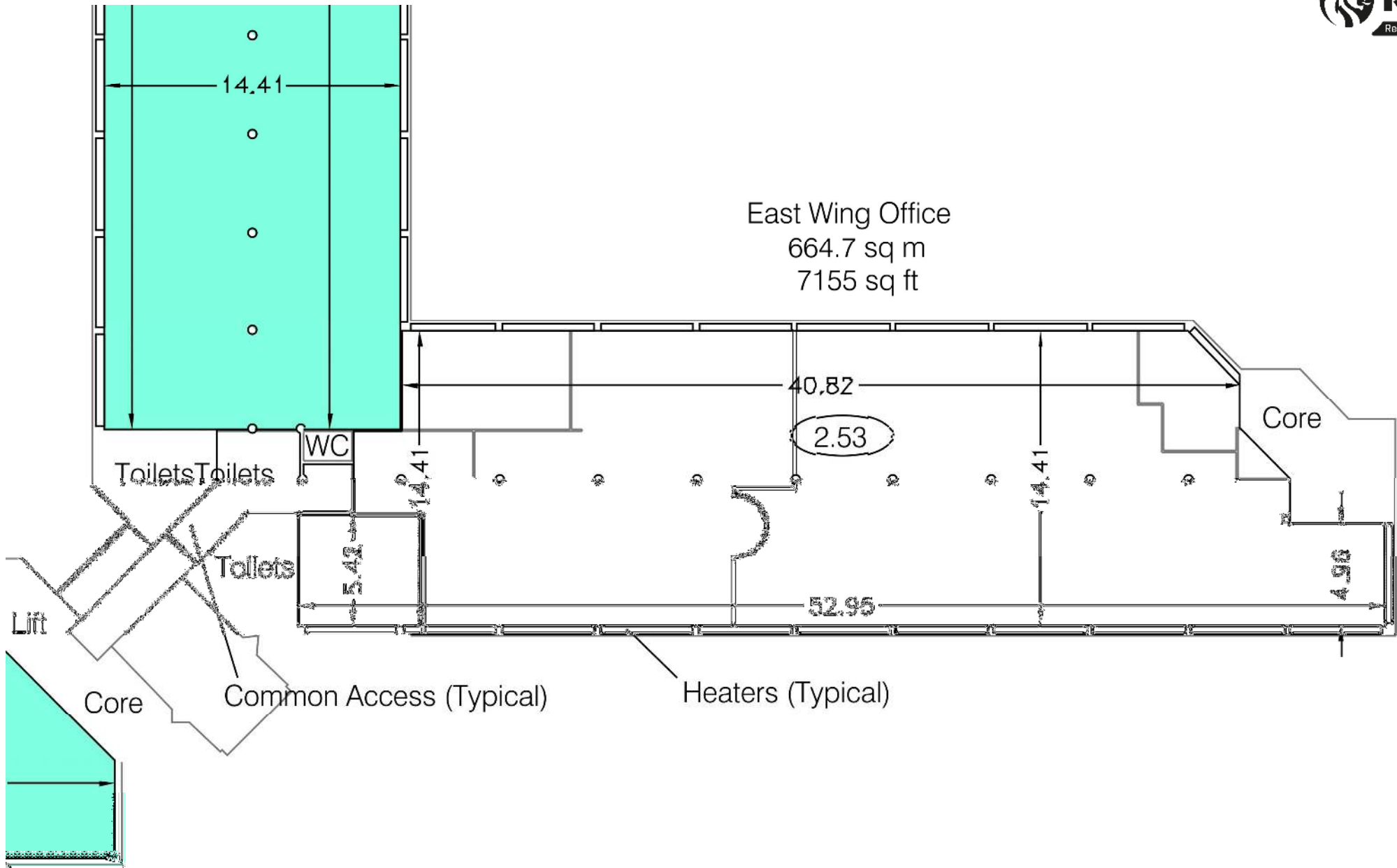
Roof mounted PV panels



On site canteen facilities



Floor plans



Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
First Floor, East Wing offices	388.50	4,132



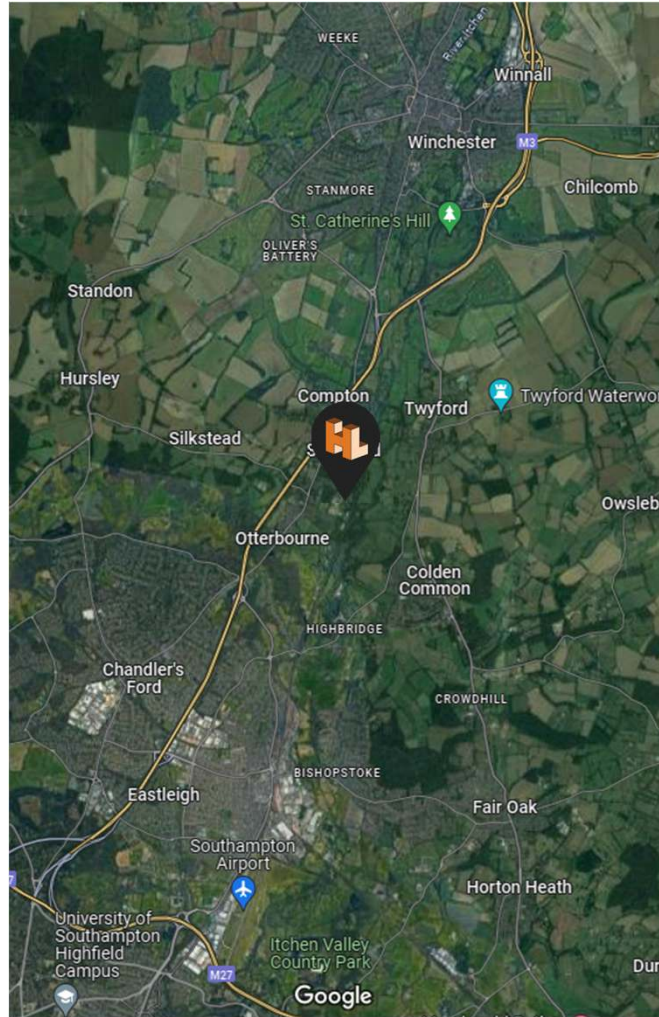
Location

Southern House is located just off the Otterbourne Road, conveniently positioned within 5 minutes' drive of both Junctions 11 and 12 of the M3 motorway. Winchester City Centre is 6 km (4 miles) north of the subject property. Public transport links to the City centre are good with a regular bus service and frequent commuter rail services from the nearby railway station of Shawford, which is on the London to Southampton line.

The property is accessed via Sparrowgrove and onto Waterworks Road which run through a high quality and desirable residential area.

EPC

C-72



Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

Rent

£17.60 sq ft

Rateable Value

The premises are currently in two separate assessments with a main rate of £125.98 sq m (£11.70 sq ft) making 2023/24 rates payable £5.99 sq ft (Source: tax.service.gov.uk)

Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request.

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.

VAT

We understand that VAT is payable.

Viewing

Strictly by appointment with the joint sole agents, Hellier Langston and LSH.

Please scan the QR code to access further information on our website.



Schedule an appointment

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

Matt Poptlett

T: 07971 824 525

E: matt@hlp.co.uk

