

ONE TURNBERRY HOUSE

PLOT 4400, SOLENT BUSINESS PARK
WHITELEY, HAMPSHIRE, PO15 7FJ

OFFICE SPACE TO LET

3,741 SQ FT
(347.55 SQ M)





REFURBISHED OFFICE SPACE READY TO LET

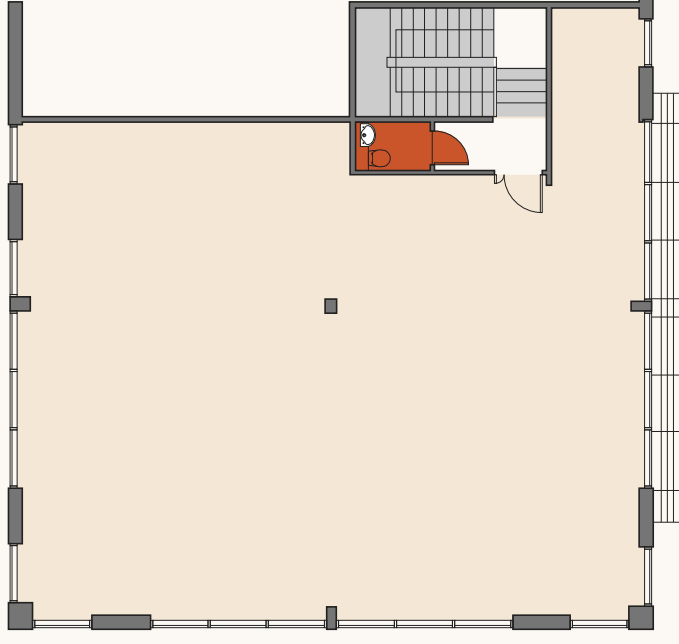
Turnberry House is a high quality, two storey, end terrace, purpose built office building constructed in 2005. It has a striking front elevation with feature curtain walling, brise soleil and an entrance canopy.

The interior provides a ground floor reception with stairs leading to the first floor. The building has WC's on both the ground and first floor.

The property has recently undergone a full refurbishment including new AC, WC facilities and external landscaping.

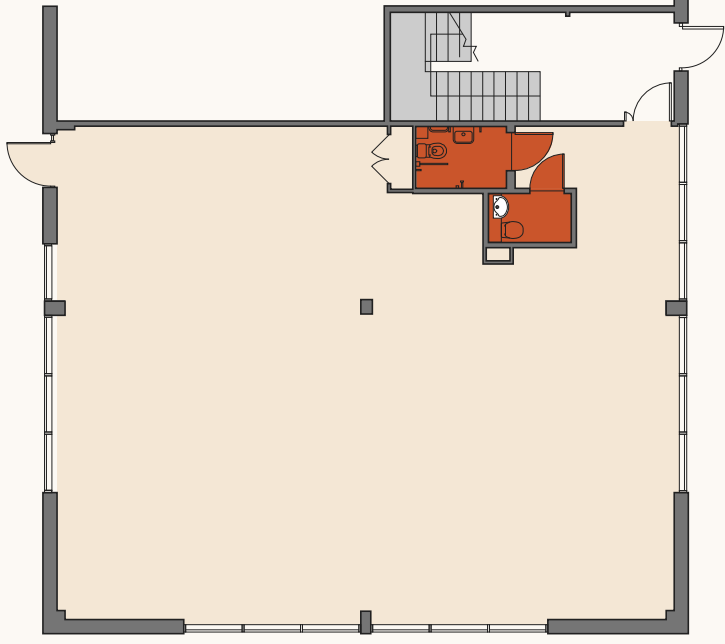
ACCOMMODATION

FIRST FLOOR
1,887 SQ FT
(175.31 SQ M)

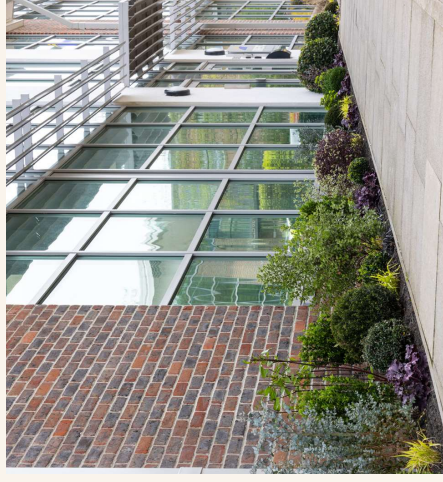


Plans not to scale. For indicative purpose only.

GROUND FLOOR
1,854 SQ FT
(172.24 SQ M)



Plans not to scale. For indicative purpose only.



TESCO

whiteley
Fashion • Food • Film • Fun

NATS



ZURICH



itv

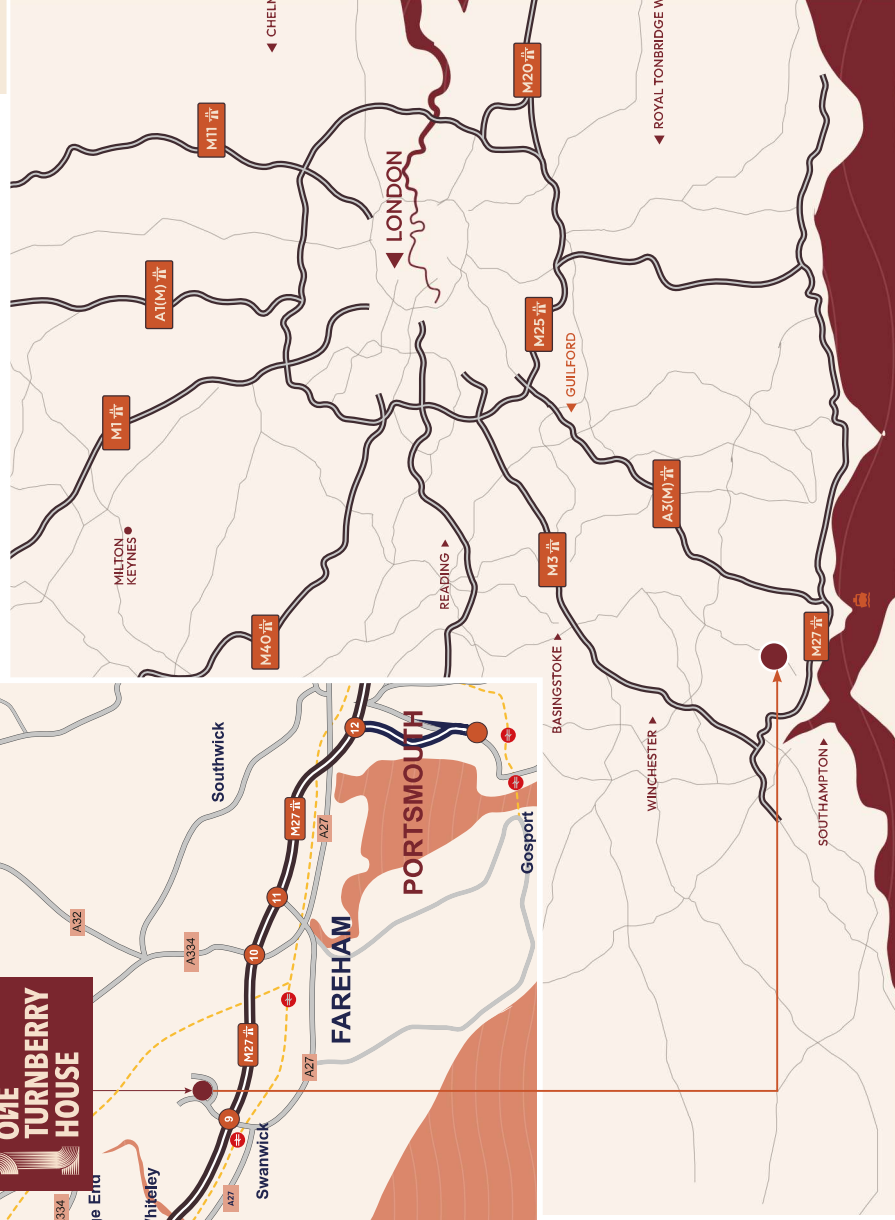
**ONE
TURNBERRY
HOUSE**

M27 (J9)



LOCATION

Turnberry House is located on the prestigious Links office campus set within the highly established and successful Solent Business Park. The position offers first class links to the motorway network via J9 of the M27, within easy reach of the M3 and A3(M). Local rail services are provided from Swanwick linking to the national rail network at Southampton Airport Parkway.



CONNECTIVITY



ROAD

M27: **0.5 miles**
 Southampton : **10 miles**
 Portsmouth: **12 miles**
 M3: **16 miles**
 Central London: **81 miles**



AIRPORTS

Southampton: **10 miles**
 Heathrow Airport: **69 miles**
 Gatwick Airport: **71 miles**



RAIL

Swanwick Train Station:
1.8 miles

SPACE DESIGNED AROUND YOU



Recently Refurbished



2 Electric Vehicle Chargers



New M&E Throughout



Led Lighting



New WCs



Raised Access Floors



Allocated Parking -
13 Spaces



EPC A (25)



IN GOOD COMPANY

Whiteley Shopping Centre
Amenities include:



EST. 1884



FURTHER INFORMATION

EPC

EPC A (25)

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

SERVICE CHARGE

Low estate service charges – indicative = currently £1,895 (exc of VAT) per year for 'The Links' and £954 (exc of VAT) per year for the wider Solent Business Park.

TERMS

Available on a new lease for a term to be agreed.

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.

VIEWING

Strictly by appointment through the sole agents.



CONTACT

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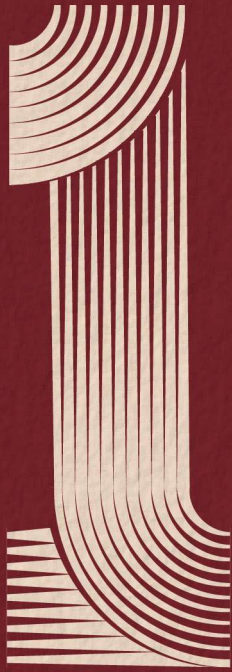
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**Vail
Williams**

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