

# SOUTHAMPTON SCIENCE PARK, CHILWORTH ROAD, CHILWORTH SOUTHAMPTON SO16 7NP



## OFFICE AND LABORATORY SPACE TO LET



200 – 30,000 ft<sup>2</sup> (18.58 – 2,787m<sup>2</sup>) Net Internal Area

### KEY FEATURES

- Excellent access to motorway network
- Range of sizes on flexible terms
- Free car parking
- Close links to the University of Southampton
- Site security and CCTV
- Fast broadband
- Superb range of on site facilities at the Park
- Meeting rooms & conference facilities available to hire



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**An Example of Available Laboratory Space  
(The Science Centre)**

## DESCRIPTION

The Southampton Science Park is one of the most exciting and fast growing innovation hubs in the South of England, with strong links to the University of Southampton.

The Park offers a wide range of property opportunities from incubator units of 200 sq ft to custom built headquarters of 30,000 sq ft all set in an attractive landscaped environment.

Over 80 companies are located on the Park including world leaders in their field such as Merck Chemicals.

The superb range of on site facilities includes Lattes coffee shop, Yellow Dot Nursery, Chilworth Manor Luxury Hotel & Leisure Club plus a dedicated facilities management team.



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## LOCATION

Southampton Science Park is a 45 acre development occupying a prime location in close proximity to Junction 14 of the M3 (1 mile) and within easy reach of Junction 5 of the M27. Junction 5 is also the location of Southampton International Airport offering flights to UK regions and Europe plus Southampton Parkway railway station with a direct service to London Waterloo.

The Science Park provides high quality office and lab space in attractive landscaped surroundings. It is home to science and technology based companies of all sizes, from fast growing start-ups to international household names. The result is a thriving business and research community with excellent networking opportunities. All are attracted by the Park's strategic location, the quality of the environment, and access to some of the country's leading scientific expertise at the University of Southampton.



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## TENURE

The space is available by the way of an internal repairing license or lease subject to regular break options.

## RENT

On application.

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment through the sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**  
**June 2016**

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