

HOUNSDOWN HOUSE, HOUNSDOWN BUSINESS PARK, SOUTHAMPTON, SO40 9LX



*****COMING SOON *****

**DETACHED OFFICE BUILDING
TO LET / MAY SELL**



KEY FEATURES

- Available July 2019
- Parking ratio of 1:197 sq ft

Circa 14,411 sq ft (1,338.82 sq m)

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LOCATION

Hounsdown House occupies a prominent position at the entrance to the well-established 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 premises is visible from the main estate road as well as the A326 and only 4.8 miles south of junction 2 of the M27.

DESCRIPTION

Hounsdown House consists of a modern, detached, 2-storey purpose-built office building with ample parking.

ACCOMMODATION

The property has a floor area of circa **14,411 sq ft (1,338.82 sq m)**.

TERMS

A new full repairing and insuring lease is available on terms to be agreed direct from the landlord.

RENT

£17.50 per sq ft, exclusive of rates, VAT, service charge and any additional occupational costs.

PRICE

Offers invited.

LEGAL COSTS

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

EPC

To be assessed.



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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.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
June 2019

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