



**Lambert
Smith
Hampton**
023 8033 0041
www.lsh.co.uk

For Sale/To Let

Under construction-completion Autumn 2018

Brand New Grade A Office Building

South Building, Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU



- 6,728 - 20,862 Sq Ft (625 - 1,938 Sq M)
- BREEAM Excellent / Superfast Broadband
- 57 Allocated Car Spaces / 2 Passenger Lifts
- WCs and Showers to Each Floor



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Location

Chilcomb Park is located east of the M3 approximately half a kilometre from Junction 10. The site itself is adjacent to the junction between Chilcomb Lane and St Catherine's Way, the A272.

Winchester City Centre is approximately 2.5km away by foot, however, it is less than 1km from the 583 space East Winchester Park and Ride Car Park which has a regular bus service into the City and Train Station.

A new Sports and Leisure Facility is to be constructed at Bar End within a short distance from Chilcomb Park. Key facilities proposed are as follows:

- A 50-metre eight-lane swimming pool
- Splash pad and water confidence area
- A sports hall divided into multi-use courts
- A Clip 'n' Climb / Softplay facility
- Four squash courts
- Hydrotherapy suite
- Treatment or personal therapy rooms
- A fitness suite with 200 workout stations
- Two large studios
- A spin studio
- Café

Description

Chilcomb Park is a 4.7 acre landscaped office campus set within South Downs National Park.

The Approved scheme will be divided into two main blocks (North & South), each 3-storey block housed under a 'green roof', with 2,500m² of landscaped amenity space.

Much of the elevation will be curtain wall glazed to allow as much natural daylight as possible into the building. Colonnades with solar control louvres and overhanging eaves will be located on the south elevations of both blocks and form an integral part of the sustainable strategy to prevent overheating".

The approved building would incorporate wide span structural steel framework supporting concrete floor structures, providing a floor to floor height of 3.8 metres. This would provide a floor to ceiling height of between 2.50 and 3.0 metres with suspended ceiling grids throughout, ensuring a high degree of flexibility for service installations.

- BREEAM Excellent
- 3 pipe heat source pump system
- 57 allocated car spaces
- Double height reception lobby
- 2 passenger lifts
- WCs and showers to each floor
- Superfast broadband

Accommodation

The property has been measured in accordance with the RICS Code of Practice (6th Edition) as follows:

Accommodation	Sq Ft	Sq M
Unit A - Ground Floor	2,196	204
Unit A - First Floor	2,196	204
Unit A - Second Floor	2,336	217
Unit A - Total	6,728	625
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Unit B - Ground Floor	4,661	433
Unit B - First Floor	4,661	433
Unit B - Second Floor	4,812	447
Unit B - Total	14,134	1,313
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Grand Total	20,862	1,938

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

Rateable Value – to be assessed upon completion.

Terms

A new 15 year full repairing and insuring lease with 5 yearly upward only rent reviews is available for the whole or part of the building.

EPC

To be assessed on completion.

Service Charge

An estate service charge will be payable. In the event the building is multi-occupied a service charge will apply for communal running costs.

Rent

£25 per sq ft per annum exclusive of business rates, service charge, VAT and all other outgoings.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Hughes Ellard
023 8022 4080

Andy Hodgkinson
Lambert Smith Hampton
023 8071 3075
07702 801595
ahodgkinson@lsh.co.uk

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Aerial



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Internal



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South East Elevation



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North East Elevation



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Ground Floor Plan

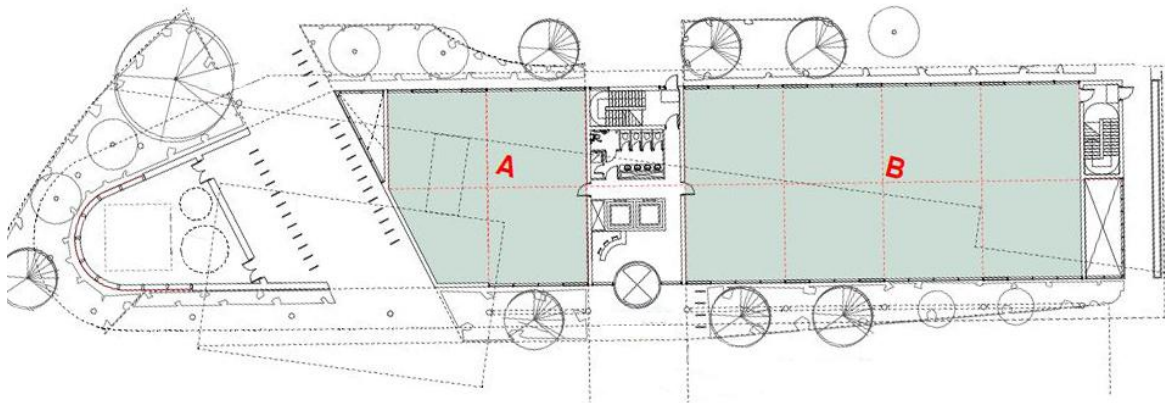


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First Floor Plan

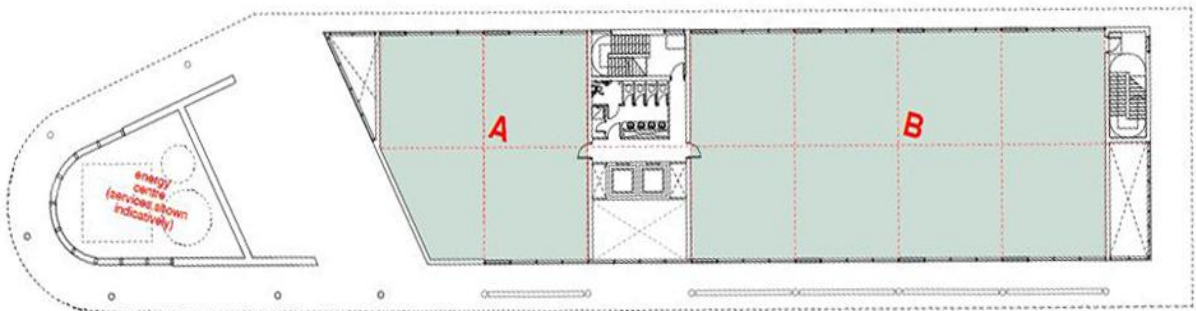


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Second Floor Plan

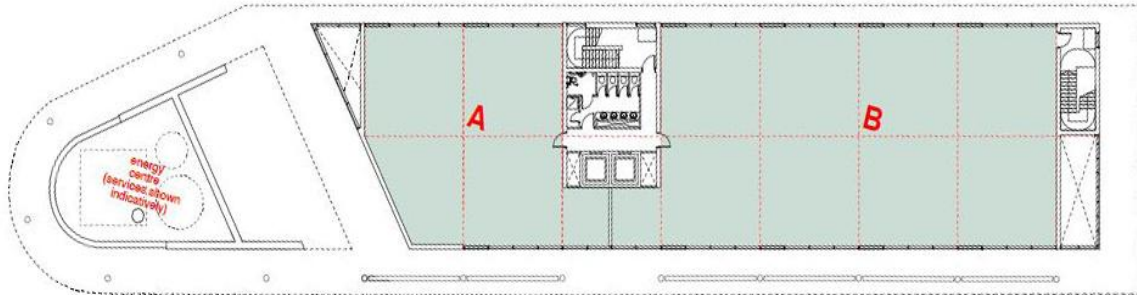


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Site Plan



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South Block



Living Roof

Indigenous wild flowers and grass are proposed to the bulk of the roof area. Pre-grown plants in trays are proposed along the eaves lines to encourage plants to hang over and soften the hard edges that may otherwise occur.

Specification: See Landscape Arch drawings for details.



PPC Aluminium Curtain Walling

Proposed as a low maintenance, durable, but adaptable solution. Dark grey frame colours are proposed.

Specification: SAPA Elegance 52 RAL 7037



Solar Shading

Essential for the performance of the internal spaces, these add depth and shadow to the facade. Materials may be PPC aluminium (dark grey) or timber. The shading will span between steel columns that will be painted dark grey.

Specification: Colt Solafin Louvre RAL 7037.



Timber Cladding

Proposed as an infill material to the curtain walling, the timber will mellow and grey over time and will help to soften the 'hardness' of the other materials on this elevation.

Specification: Western Red Cedar with splayed boards and open joints.

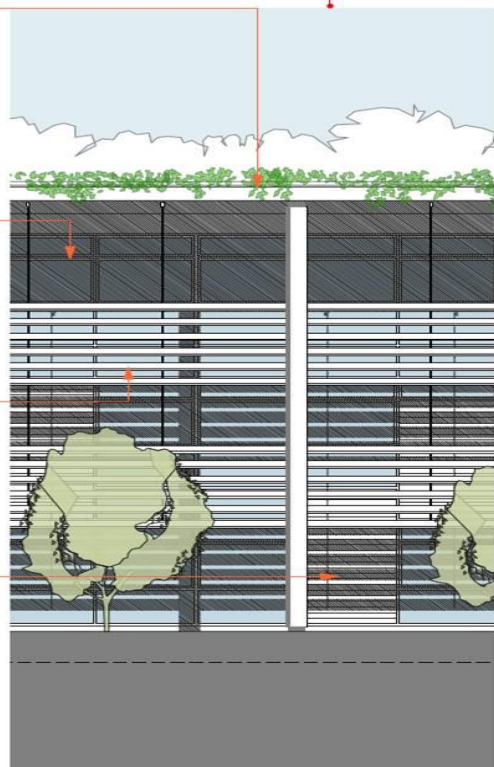


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Aerial View



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Location Plan

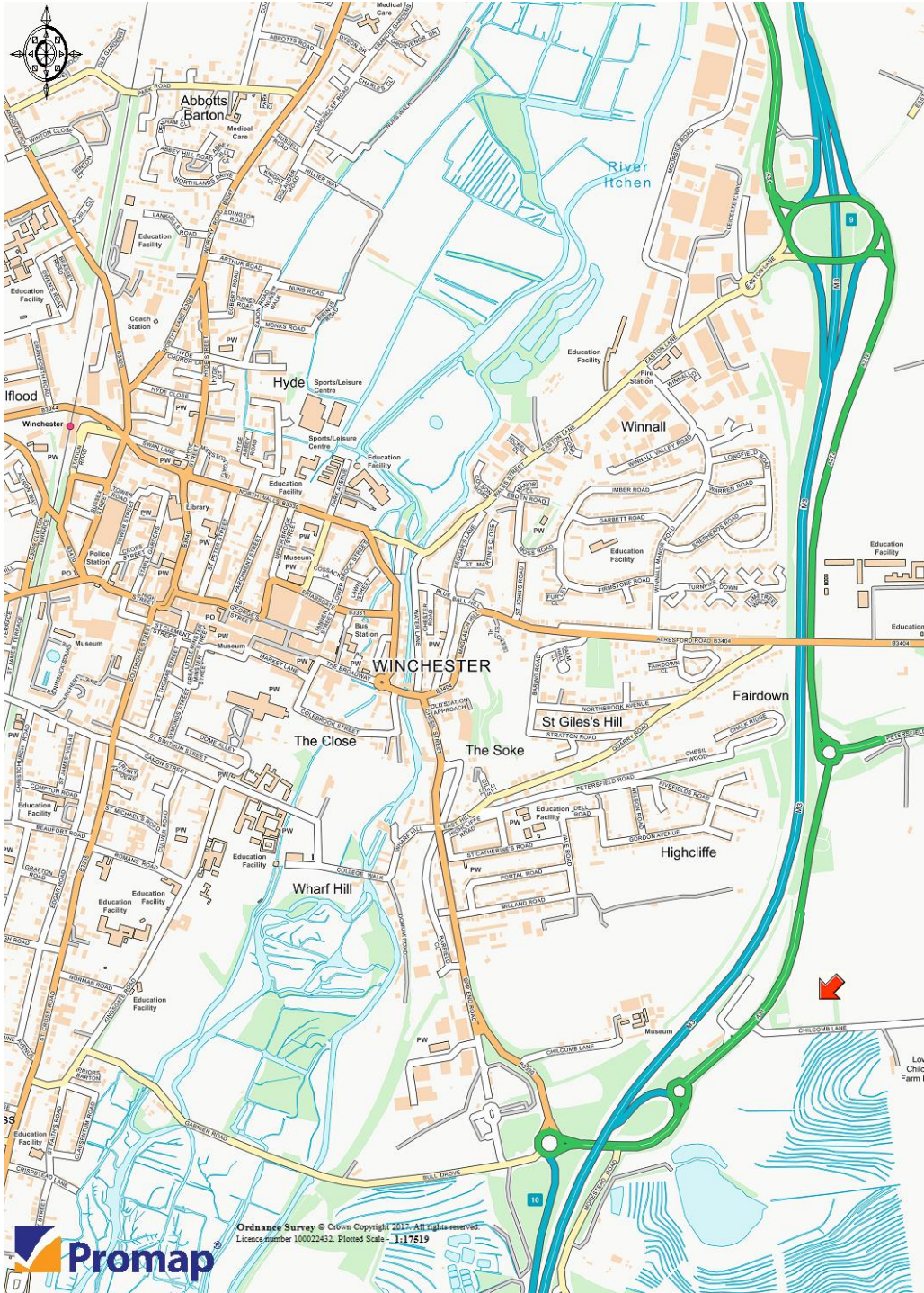


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