

Ground Floor, East Wing

Southern House, Otterbourne, Winchester
SO21 2RU

TO LET
8,263 sq ft (767.7 sq m)

HELLIER LANGSTON

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Open plan offices in landscaped grounds

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 La Ene Gourmet café offering freshly made breakfast, brunch, lunch, and craft coffee.

The east wing provides office accommodation on the ground and first floors levels with a second floor mezzanine.

The available space will be comprehensively refurbished to provide open plan, flexible accommodation benefitting from good natural light and air conditioning.

Specification

- Solid concrete floors with channelled trunking
- LED lighting
- 56 car parking spaces including 5 EV chargers
- Air conditioned
- Extensive landscaped grounds and picnic area
- Good motorway access
- Secure cycle storage
- Open plan
- EPC-52 (will be improved following refurbishment)

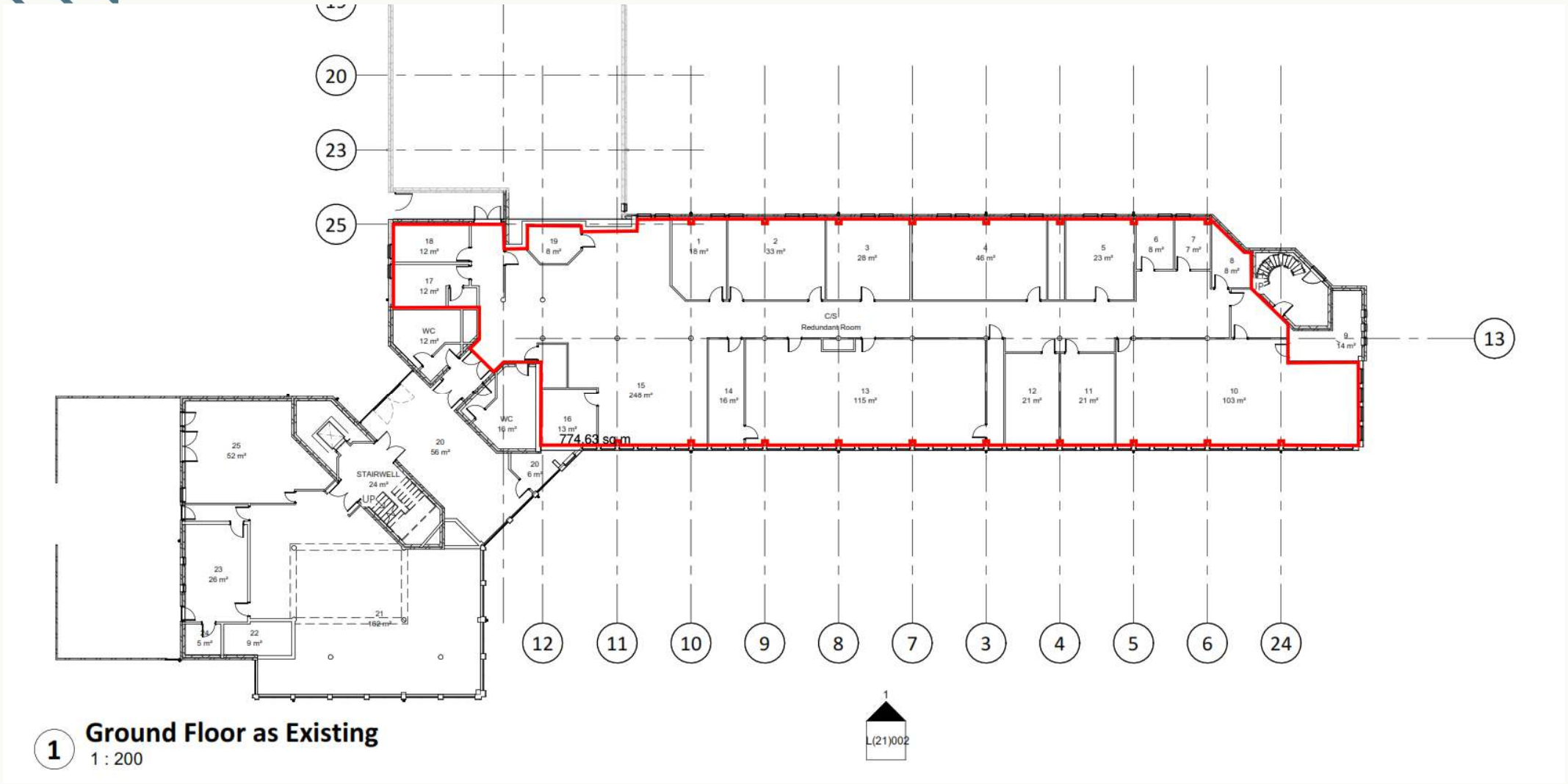




Ground Floor, East Wing, Southern House

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Floor plan



1 Ground Floor as Existing
1 : 200









Open plan offices in landscaped grounds

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

	Sq m	Sq ft
Ground Floor, East Wing	767.7	8,263

Business Rates

The premises are currently part of a larger assessment which will need to be split. 2026/27 rates payable are estimated at £5.98 sq ft based upon the current assessment at £13.90 sq ft Rateable Value

Service Charge

A service charge will be levied, further detail upon application.

EPC

C-52 (will be improved following refurbishment)

Terms

The suite is available by way of new effectively Full Repairing lease for a term to be agreed.

Rent

£21.50 sq ft.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

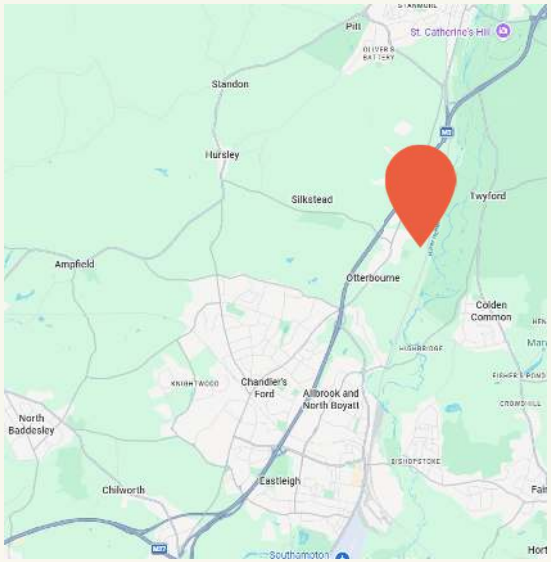
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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.





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Strictly by appointment with sole agents Hellier Langston