ONE TURNBERRY HOUSE

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

OFFICE SPACE FOR SALE/ LET

3,741 SQ FT
(347.55 SQ M)

Vail Williams

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.

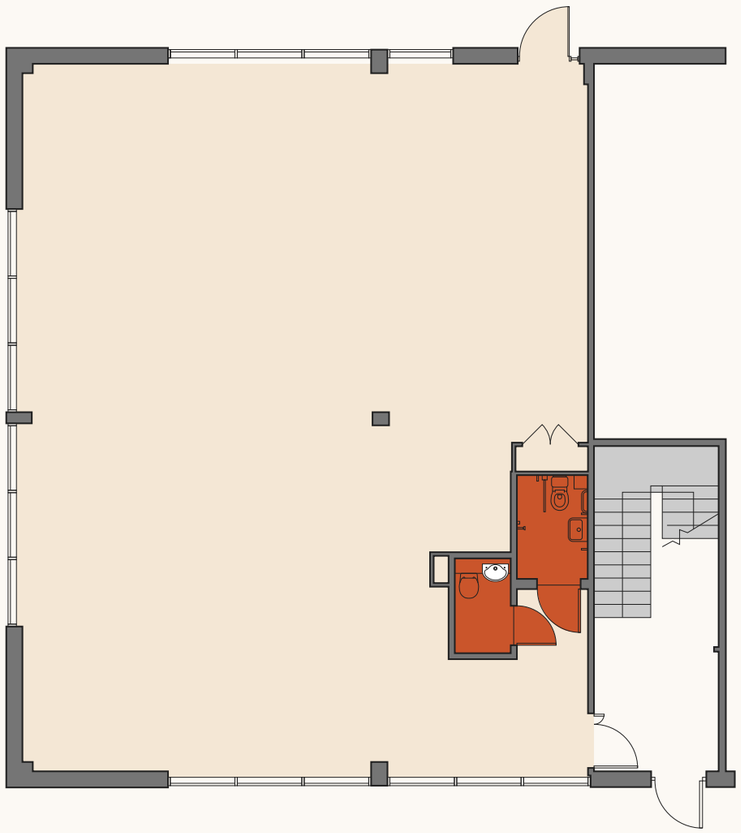
The interior provides a ground floor reception with stairs leading to the first floor. The building has WC's on both the ground and first floor.

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

ACCOMMODATION

GROUND FLOOR

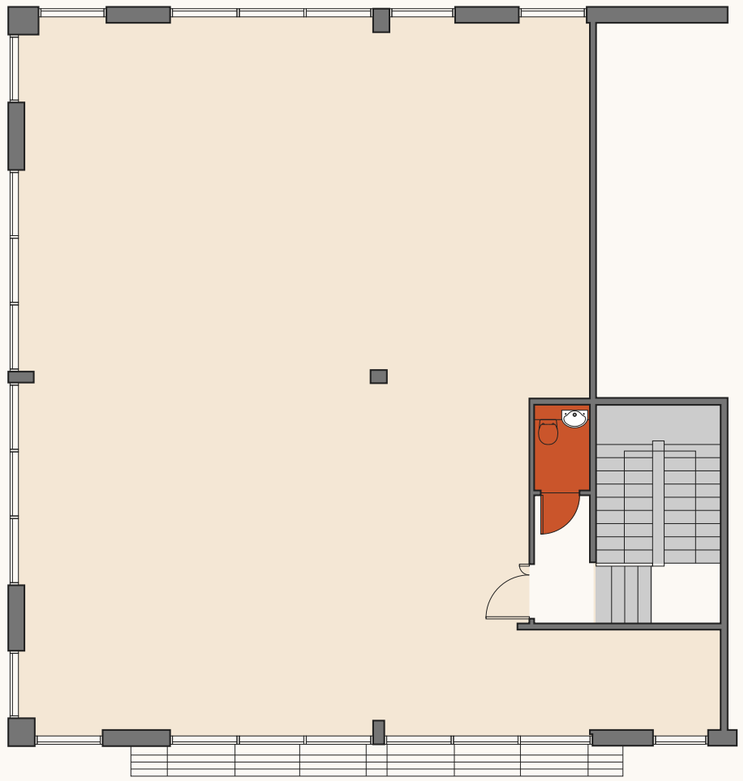
1,854 SQ FT
(172.24 SQ M)



Plans not to scale. For indicative purpose only.

FIRST FLOOR

1,887 SQ FT
(175.31 SQ M)



Plans not to scale. For indicative purpose only.

dyson

TESCO
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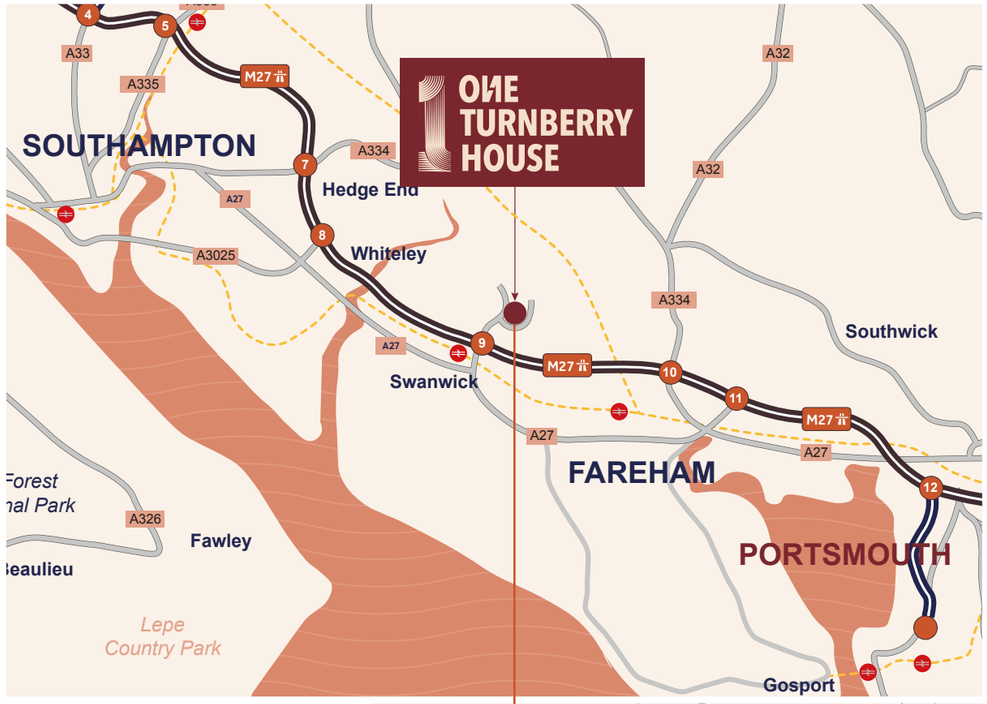
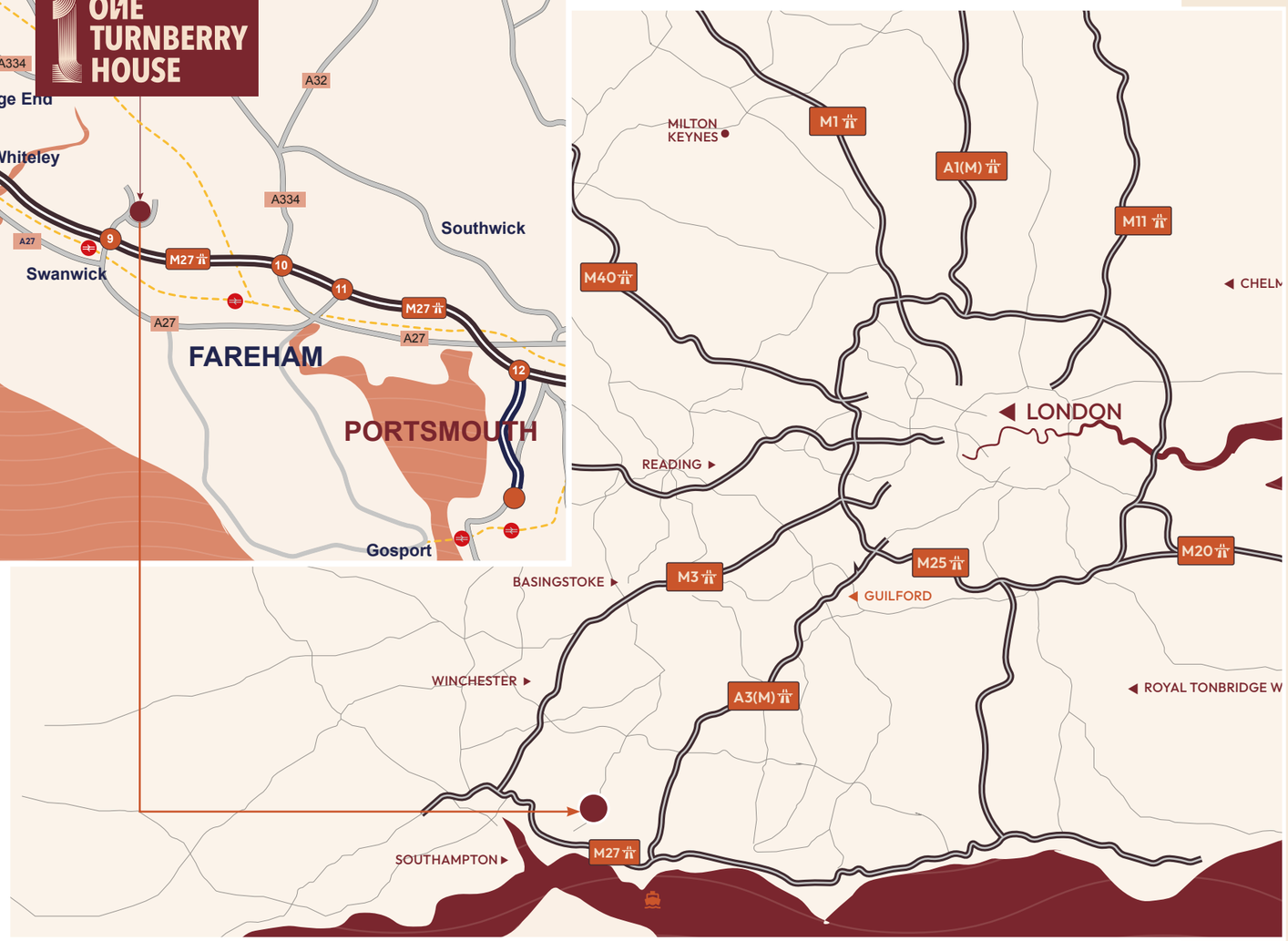
NATS
ZURICH
LIDL
itv
ONE TURNBERRY HOUSE
M27 (J9)

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:

TESCO
next
M&S EST. 1884
Boots
COSTA COFFEE SINCE 1971
FIVE GUYS
H&M
SPORTS DIRECT.COM
cineworld

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
The property is available for sale - (**£520,000**) and the client may consider a new lease for a term to be agreed at an asking rent of **£59,950 pa.**

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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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on January 2026.
Brochure designed by UPPERLOOK.COM

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