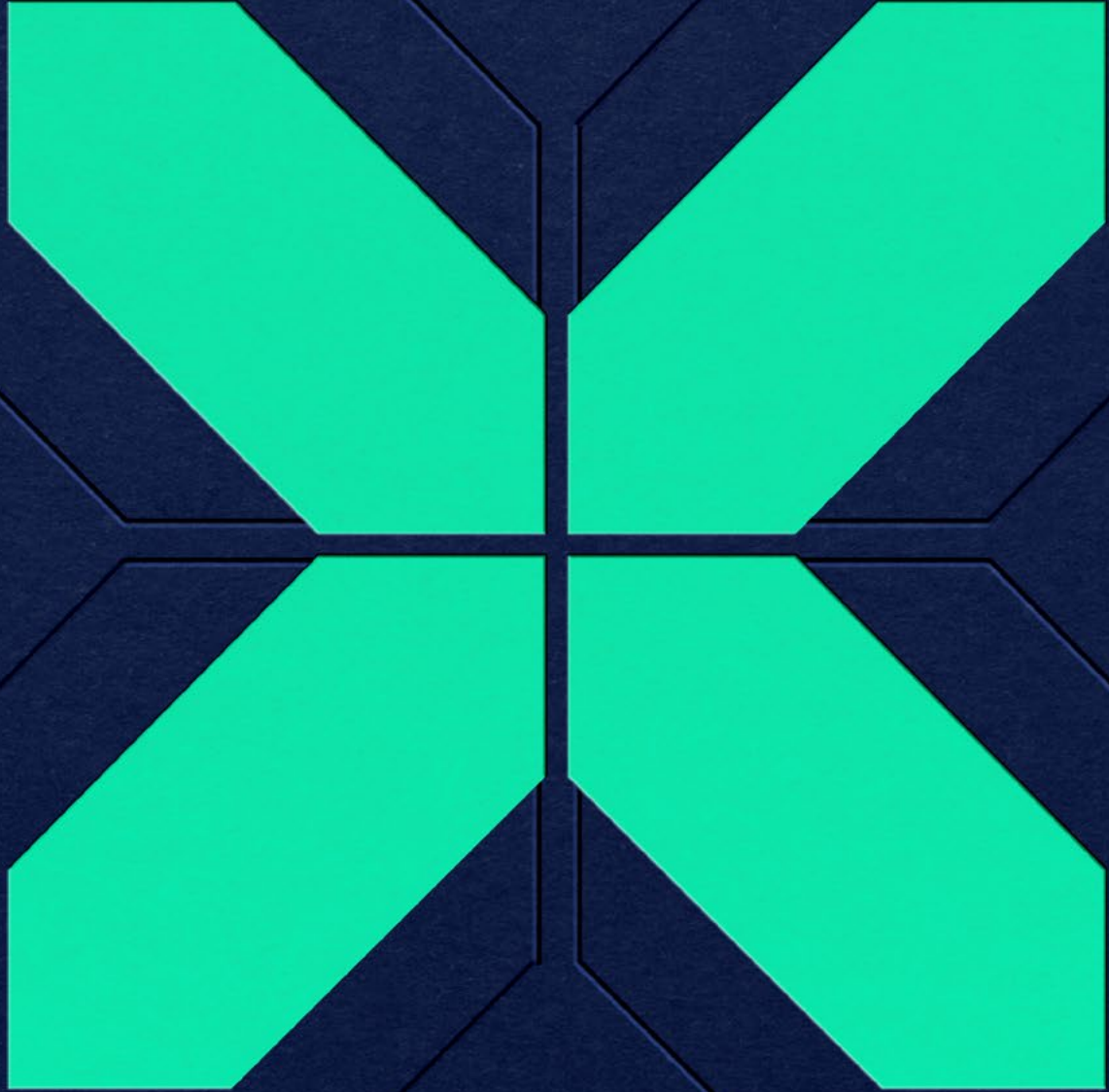


TO LET
OFFICE 6,033 - 19,369 SQ FT



CONNEXUS

MITCHELL WAY | SOUTHAMPTON | SO18 2XU

WWW.CONNEXUS-SOUTHAMPTON.COM



READY FOR OCCUPATION

CONNEXUS PROVIDES AN EXCITING OPPORTUNITY FOR YOU TO TAILOR YOUR SPECIFIC FIT-OUT REQUIREMENTS BEFORE YOU COMPLETE A LEASE. THE BUILDING HAS BEEN STRIPPED OF ALL PREVIOUS INTERNAL FIT OUT AND WILL HAVE BRAND NEW FACILITIES INCLUDING HIGHLY SUSTAINABLE AIR CONDITIONING AND HEATING SYSTEM AND LIGHTING.

THE BUILDING HAS A NEW ROOF COVERING WITH 25 YEAR GUARANTEE. WE ARE ABLE TO ACCOMMODATE YOUR SPECIFIC FIT OUT REQUIREMENTS AND PROVIDE A TAILORED SERVICE SHOWING HOW THE SPACE CAN ACCOMMODATE YOUR BUSINESS.





EASTLEIGH TOWN CENTRE



COSTA COFFEE



SOUTHAMPTON
AIRPORT PARKWAY
STATION



LAKE
SIDE
COUNTRY
PARK

CONNEXUS

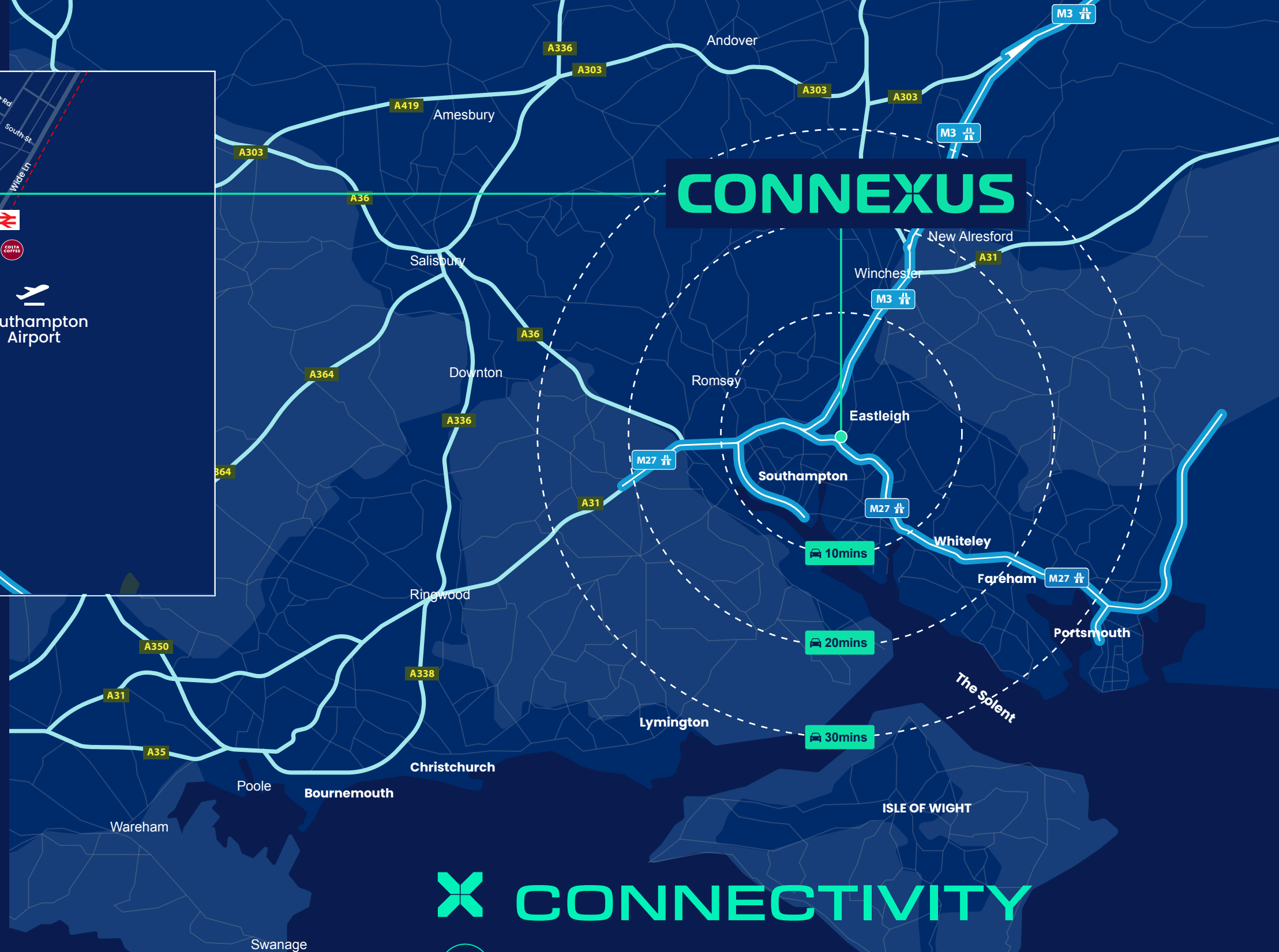


J5

M3 (J14)

2.7 MILES

M27



LOCATION

Connexus provides the perfect location to connect your workforce and customers sustainably, being situated at Southampton Airport providing both internal and pan European flight connections, next to Southampton Parkway Railway station and a short distance from J5 M27. There is a direct train service to Southampton City Centre from Parkway taking just 7 mins door to door.


Premier Inn is located next door, Costa Coffee opposite at the Airport and Starbucks 0.5 mile distance, together with Eastleigh Town centre being 1.8 miles.

CONNECTIVITY



ROAD

	Miles	Minutes
M27 (Junction 5)	0.8	2
M3 (Junction 14)	2.7	5
Eastleigh Town	1.8	5
Winchester	11.4	16
Southampton	4.2	16
Portsmouth	19.4	24



The space has been stripped back to shell and core specification ready for a tailored fitout to accommodate your needs. As part of the works completed, a new roof covering with 25 year guarantee has been installed and the remainder of the fitout will be tailored to your specific requirements, with the full cost of fitout met by the owner of the building.

—
**SPACE
DESIGNED
AROUND YOU.**

HIGHLY SPECIFIED



Business Lounge



Open Plan Floors



Brand New
Washroom Facilities



Brand New LED
lighting



Brand New Comfort
Cooling & Heating
System



EPC A Upon
Completion Of
The Re-Fit



22 Private Car
Spaces



EV Charging
Points



Bike Storage



25 Year Roof
Warranty



Solar PV



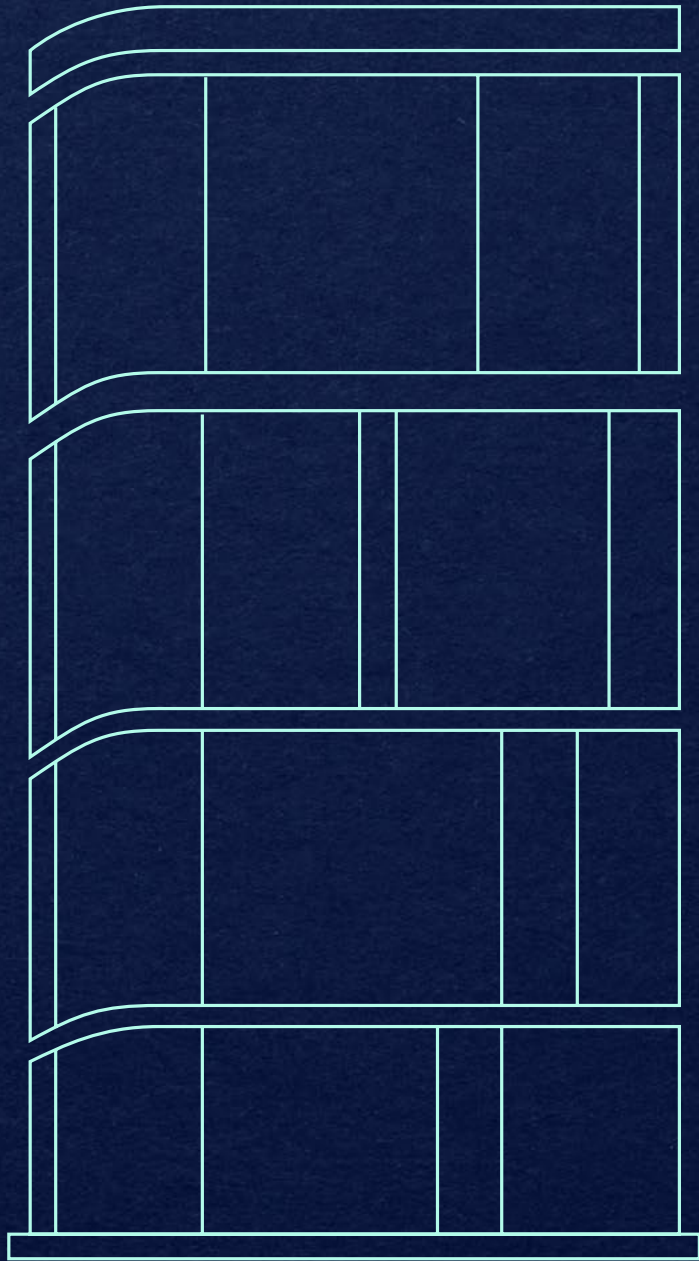
Excellent Train
Links



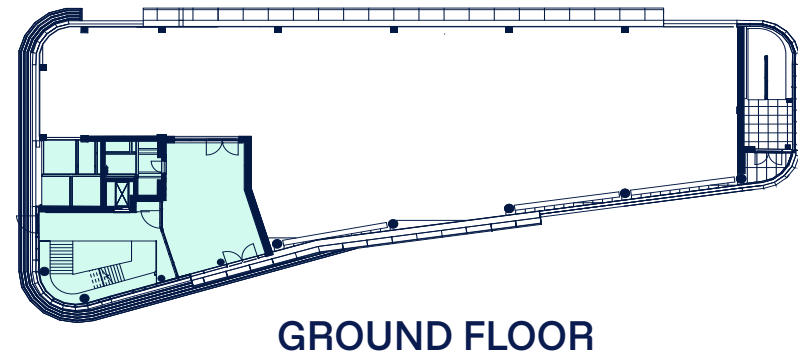
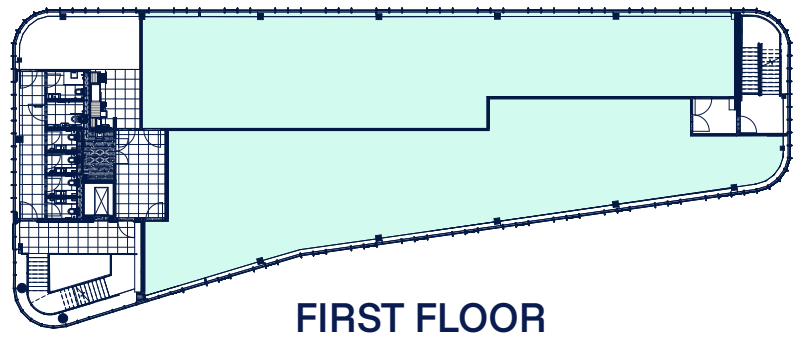
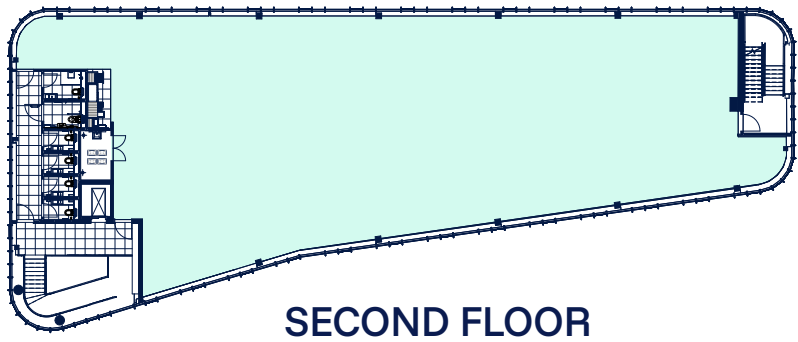
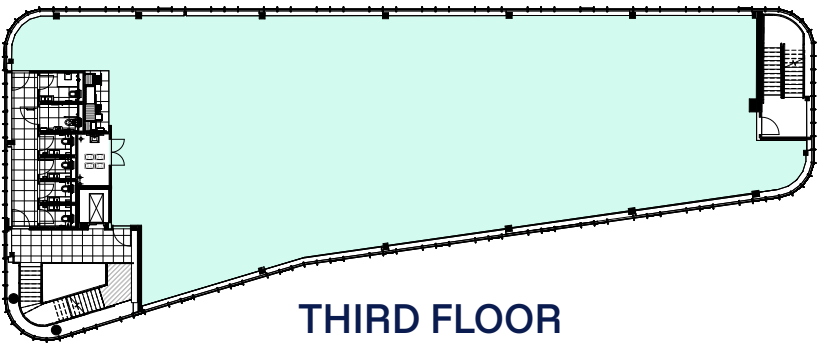
Excellent Connections
To The M27

X ACCOMMODATION

FLOOR	SQ FT	SQ M
THIRD FLOOR	6,033	560.48
SECOND FLOOR	6,033	560.48
FIRST FLOOR	6,033	560.48
GROUND FLOOR	1,270	118.8
TOTAL (IPMS3)	19,369	1,800.24



X FLOOR PLANS





THE NEXT STEP

From exchanging a lease, the building can be ready for occupation within 6 months, providing scope to incorporate your own fit-out requirements sustainably, reducing waste, saving time and money.

OUR PROFESSIONAL TEAM CAN HELP
YOU CREATE THE IDEAL WORKING
ENVIRONMENT FOR YOUR TEAM.



CONNEXUS

FURTHER INFORMATION

EPC

EPC A+ will be targeted on the completion of the refurbishment.

VAT

The property is elected for VAT.

RATEABLE VALUE

Rateable Value will be reassessed on the completion of the refurbishment.

BUSINESS RATES

The property will be reassessed for business rates in completion of the refurbishment.

TERMS

A new full repairing and insuring lease, rent on application.

CONTACT

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team.

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