



Southern House, Waterworks Road, Otterbourne SO21 2RU

TO LET

Flexible Office Space In Landscaped
Grounds With Exceptional Parking

7,155 Sq Ft
(665 Sq M)

DESCRIPTION

Southern House provides approx. 30,929 sq ft of self-contained office accommodation in two wings, and 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 a canteen. The east wing provides office accommodation on the ground and first floors levels with a second floor mezzanine. The available space provides open plan, flexible accommodation benefitting from good natural light.

- ✓ Solid Concrete Floors
- ✓ Underfloor & Perimeter Trunking
- ✓ LED Lighting
- ✓ Central Heating & Comfort Cooling
- ✓ Car Parking Ratio Of 1:123 sq ft
- ✓ Landscaped Grounds

LOCATION

Located just off Otterbourne Road, conveniently positioned within 5 minutes' drive of both Junctions 11 and 12 of the M3 and Winchester City Centre is 4 miles north of the 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 on the London to Southampton line.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
East Wing, First Floor Office	7,155	665
Total	7,155	665

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

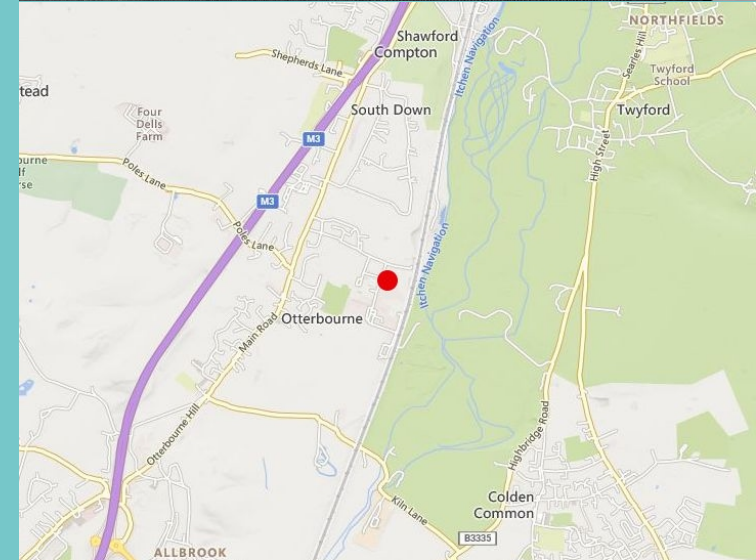
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full, Repairing and Insuring Lease on a term to be agreed.

EPC

The Energy Performance Asset Rating is C (72).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 31-Mar-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk



Jason Webb
07989 959064
jason@hlp.co.uk

Matt Poppett
07971 824525
matt@hlp.co.uk