



Chilcomb Park, Chilcomb Lane, Winchester SO21 1HU

TO LET

A 4.7 acre Office & Healthcare Campus
within the South Downs National Park

9,000 - 71,800 Sq Ft
(836 - 6,670 Sq M)

Chilcomb Park, Chilcomb Lane, Winchester S021 1HU

DESCRIPTION

Chilcomb Park is a 100,000 sq ft office & healthcare campus on a 4.7 acre site. It is arranged as north and south blocks comprising five 3-storey buildings set with 2,500m² of mature landscaped amenity space.

North Block elevations will be of brick and flint, with carefully located punch-hole windows to form an acoustic barrier. Within the courtyard space, much of the elevation will be curtain wall glazed to promote natural daylight. Solar control louvres and overhanging eaves on the south elevations will reduce solar heat gain.

- ✓ Pre-let opportunities available from 9,000 sq ft
- ✓ Detached three-storey sustainable designed HQ buildings
- ✓ Sustainability & BREEAM Excellent
- ✓ Green roofs & landscapes amenity spaces
- ✓ 291 car parking spaces
- ✓ Block A Let to NNS Healthshare



LOCATION

Chilcomb Park is located just to the east of Junction 10 of the M3 motorway off the A31, about 2 miles from the centre of Winchester, within a designated 'Area of Outstanding Natural Beauty' and with easy access to the Bar End local Park & Ride bus facility.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
South Block: Unit B	9,000	836
North Block: Unit C	12,400	1,152
North Block: Unit D	14,700	1,366
North Block: Unit E	35,700	3,317
Total	71,800	6,670

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.

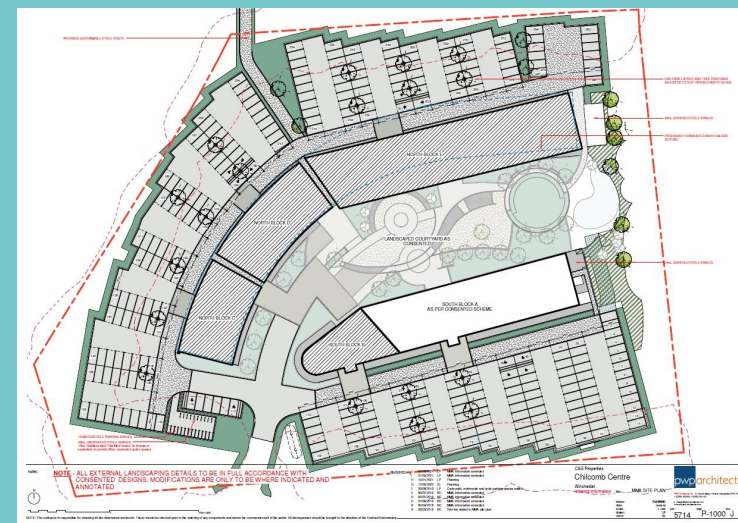
BUSINESS RATES

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

TERMS

Available to let on a pre-let basis only.

EPC Targeting EPC A



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VIEWING & FURTHER INFORMATION

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