

TO LET



HIOWAA, George Curl Way

Southampton Airport, Southampton, SO18 2RX

Adaptable suites next to Southampton Airport with parking, shared amenities, and options for office, R&D, or training space/events.

414 to 20,043 sq ft

(38.46 to 1,862.06 sq m)

- Close proximity to M27, M3, A31 and Southampton Airport
- Flexible Suites Available
- Air conditioning
- 1:302 sq ft car parking ratio
- 6 minutes walk to Southampton Parkway Train Station and Southampton International Airport

HIOWAA, George Curl Way, Southampton Airport, Southampton, SO18 2RX

Description

HIOWAA House at George Curl Way offers 20,043 sq ft of versatile, self-contained space designed to adapt to a variety of uses. Built in 2000, the unit combines practical functionality with modern infrastructure, making it ideal for health and medical research, life sciences/R&D, education, and charity organisations. The flexible layout supports storage, manufacturing, office, laboratory/R&D, or training/event functions.

The property will be shared with a secure self contained facility with Hampshire & Isle of Wight Air Ambulance.

This combination of features provides an attractive environment for health linked simulation training, CPD workshops, innovation suites for early-stage life science companies, or charity/third-sector organisations seeking reputable co-location. The high-bay space also presents opportunities for secure archive storage, specialist warehousing, or repurposing as a conference or events venue.

Location

Located at HIOWAA House, George Curl Way, Southampton, this property enjoys excellent connectivity to major roadways, including the M27, M3 and A31. There is a wealth of nearby amenities with a diverse range of occupiers nearby.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	Availability
Ground - 1A	Ground	6,507	Available
Ground - 1B	Ground	3,567	Available
Ground - 1C	Ground	2,195	Available
Ground - 1D	Ground	414	Available
1st - Floor - FF A	1st	3,486	Available
1st - Floor - FF B	1st	3,874	Available
Total		20,043	

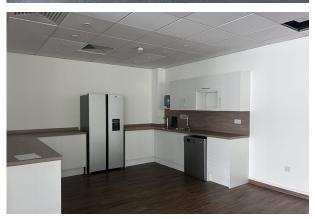
Specification

The specification includes:

- Suspended ceilings
- Gas supply and heating
- Air conditioning and perimeter trunking
- CAT5 cabling throughout
- Separate WC facilities







Summary

Available Size 414 to 20,043 sq ft

Rent Rent on application

Legal Fees Each party to bear their own costs

EPC Rating B (36)

Viewing & Further Information



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