



## 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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