

SOUTHAMPTON



Kenneth Dibben House,
Southampton Science Park,
SO16 7NS



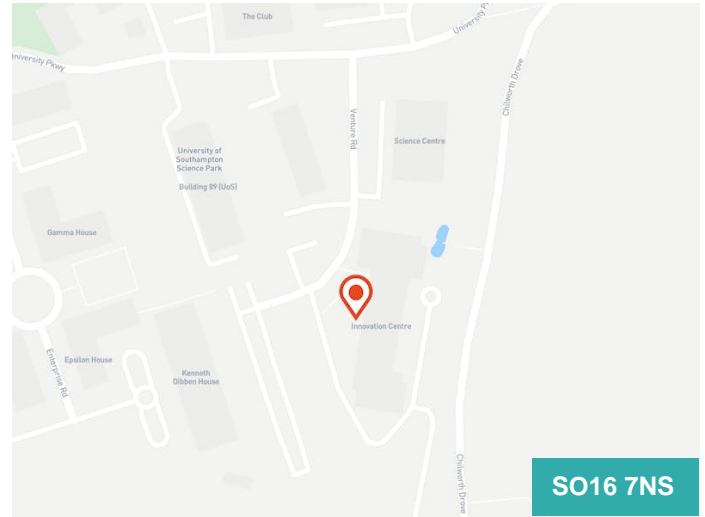
OFFICE TO LET

1,803 SQ FT

- Fully refurbished open plan accommodation
- Professional environment
- 24 car spaces
- Site security and CCTV
- External plant areas

Modern Refurbished Ground Floor Office Suite In Campus Environment

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Summary

Available Size	1,803 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
Service Charge	£8.46 per sq ft
EPC Rating	Upon Enquiry

Description

The office suite is located on the ground floor within the north wing providing open plan office space with high floor to ceilings and a loading door. The suite is carpeted with suspended ceiling with recessed lighting and comfort cooling and heating.

Location

The University of Southampton Science Park is a 45 acre development occupying a prime location in close proximity to Junction 14 of the M3 (1 mile) and within easy reach of Junction 5 of the M27. Junction 5 is also the location of Southampton International Airport offering flights to UK regions and Europe plus Southampton Parkway railway station with a direct service to London Waterloo.

Kenneth Dibben House is a multiple-occupancy building set a central position within the Science Park, close to the Innovation Centre and Axis Conference & Events Centre.

The superb range of on-site facilities at the Science Park includes coffee shops, meeting rooms and Axis Conference & Events Centre, Yellow Dot nursery, The Club gym and the Best Western Chilworth Manor Hotel. The Science Park has a dedicated facilities management team supporting residents.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Unit 1-10	5,569	517.38
Ground - Unit 11/13/15	1,803	167.50
Total	7,372	684.88

Terms

The premises are available on a new lease to be agreed.



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