



**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

For Sale/To Let

Under construction-completion Autumn 2018

Brand New Grade A Office Building

South Building, Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU



- 6,728 - 20,862 Sq Ft (625 - 1,938 Sq M)
- BREEAM Excellent / Superfast Broadband
- 57 Allocated Car Spaces / 2 Passenger Lifts
- WCs and Showers



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

South Building, Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU

Location

Chilcomb Park is located east of the M3 approximately half a kilometre from Junction 10. The site itself is adjacent to the junction between Chilcomb Lane and St Catherine's Way, the A272.

Winchester City Centre is approximately 2.5km away by foot, however, it is less than 1km from the 583 space East Winchester Park and Ride Car Park which has a regular bus service into the City and Train Station.

A new Sports and Leisure Facility is to be constructed at Bar End within a short distance from Chilcomb Park. Key facilities proposed are as follows:

- A 50-metre eight-lane swimming pool
- Splash pad and water confidence area
- A sports hall divided into multi-use courts
- A Clip 'n' Climb / Softplay facility
- Four squash courts
- Hydrotherapy suite
- Treatment or personal therapy rooms
- A fitness suite with 200 workout stations
- Two large studios
- A spin studio
- Café

Description

Chilcomb Park is a 4.7 acre landscaped office campus set within South Downs National Park.

The Approved scheme will be divided into two main blocks (North & South), each 3-storey block housed under a 'green roof', with 2,500m² of landscaped amenity space.

Much of the elevation will be curtain wall glazed to allow as much natural daylight as possible into the building. Colonnades with solar control louvres and overhanging eaves will be located on the south elevations of both blocks and form an integral part of the sustainable strategy to prevent overheating".

The approved building would incorporate wide span structural steel framework supporting concrete floor structures, providing a floor to floor height of 3.8 metres. This would provide a floor to ceiling height of between 2.50 and 3.0 metres with suspended ceiling grids throughout, ensuring a high degree of flexibility for service installations.

- BREEAM Excellent
- 3 pipe heat source pump system
- 57 allocated car spaces
- Double height reception lobby
- 2 passenger lifts
- WCs and showers
- Superfast broadband

Accommodation

The property has been measured in accordance with the RICS Code of Practice (6th Edition) as follows:

Accommodation	Sq Ft	Sq M
Unit A - Ground Floor	2,196	204
Unit A - First Floor	2,196	204
Unit A - Second Floor	2,336	217
Unit A - Total	6,728	625
---	---	---
Unit B - Ground Floor	4,661	433
Unit B - First Floor	4,661	433
Unit B - Second Floor	4,812	447
Unit B - Total	14,134	1,313
---	---	---
Grand Total	20,862	1,938

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

Rateable Value – to be assessed upon completion.

Terms

A new 15 year full repairing and insuring lease with 5 yearly upward only rent reviews is available for the whole or part of the building.

EPC

To be assessed on completion.

Service Charge

An estate service charge will be payable. In the event the building is multi-occupied a service charge will apply for communal running costs.

Rent

£25 per sq ft per annum exclusive of business rates, service charge, VAT and all other outgoings.

Joint Agents

Hughes Ellard
023 8022 4080

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Andy Hodgkinson
Lambert Smith Hampton
023 8071 3075
07702 801595
ahodgkinson@lsh.co.uk

Oliver Hockley
Lambert Smith Hampton
023 8020 6112
07860 188100
ohockley@lsh.co.uk

South Building, Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU

Aerial



Image Copyright reproduced by Lambert Smith Hampton

Internal



Image Copyright reproduced by Lambert Smith Hampton

Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU

South East Elevation



Image Copyright reproduced by Lambert Smith Hampton

North East Elevation



Image Copyright reproduced by Lambert Smith Hampton

Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU

Ground Floor Plan

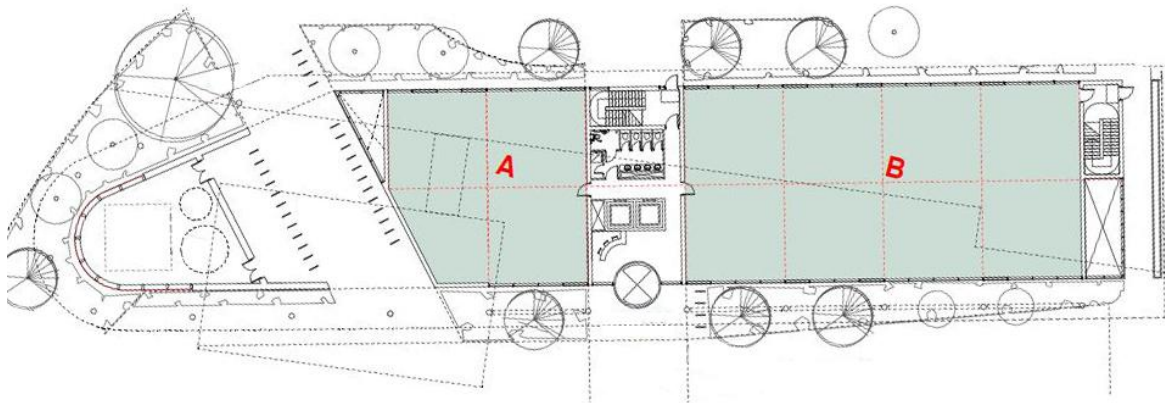


Image Copyright reproduced by Lambert Smith Hampton

First Floor Plan

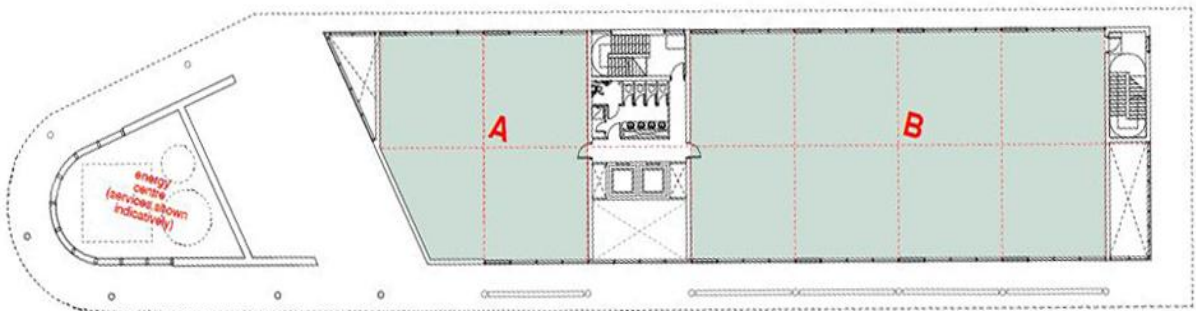


Image Copyright reproduced by Lambert Smith Hampton

Second Floor Plan



Image Copyright reproduced by Lambert Smith Hampton

Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU

South Block



Living Roof

Indigenous wild flowers and grass are proposed to the bulk of the roof area. Pre-grown plants in trays are proposed along the eaves lines to encourage plants to hang over and soften the hard edges that may otherwise occur.

Specification: See Landscape Arch drawings for details.



PPC Aluminium Curtain Walling

Proposed as a low maintenance, durable, but adaptable solution. Dark grey frame colours are proposed.

Specification: SAPA Elegance 52 RAL 7037



Solar Shading

Essential for the performance of the internal spaces, these add depth and shadow to the facade. Materials may be PPC aluminium (dark grey) or timber. The shading will span between steel columns that will be painted dark grey.

Specification: Colt Solafin Louvre RAL 7037.



Timber Cladding

Proposed as an infill material to the curtain walling, the timber will mellow and grey over time and will help to soften the 'hardness' of the other materials on this elevation.

Specification: Western Red Cedar with splayed boards and open joints.

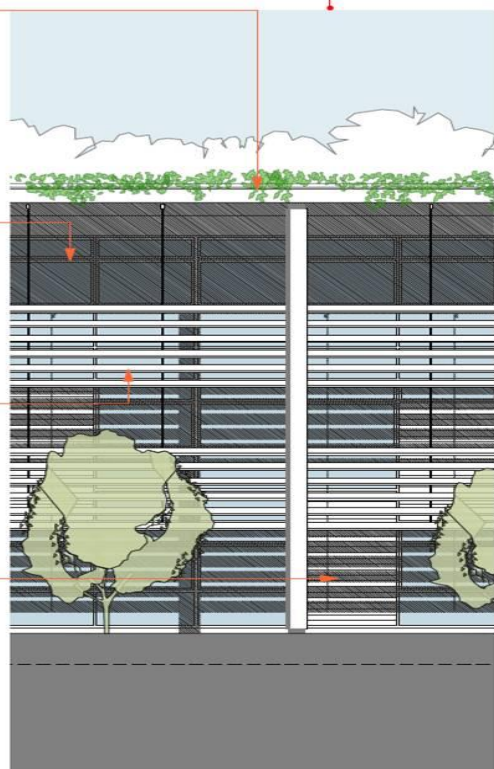


Image Copyright reproduced by ArchitecturePLB

Aerial View



Image Copyright reproduced by Google

South Building, Chilcomb Park, Chilcomb Lane, Winchester, Hampshire SO21 1HU

Location Plan

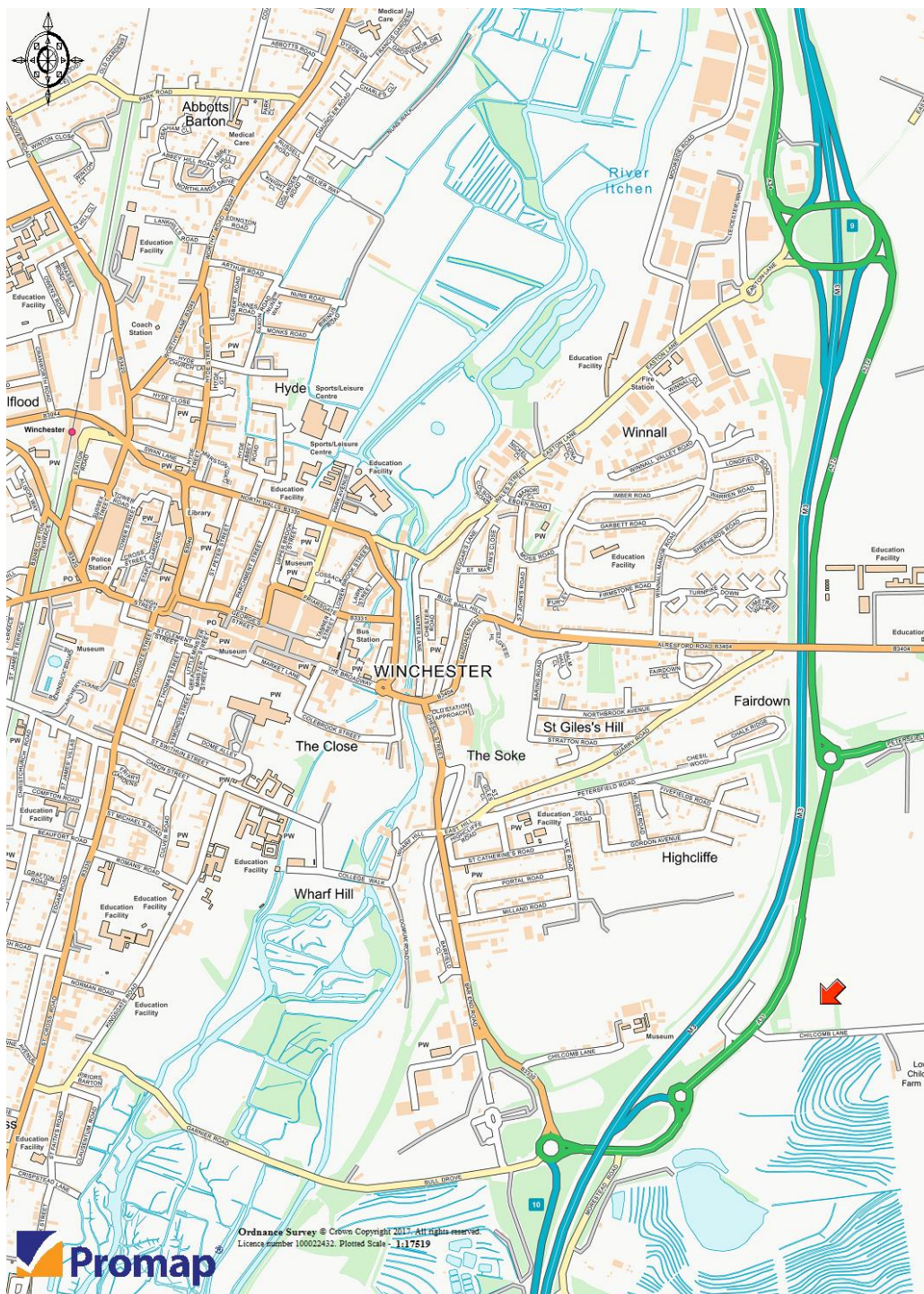


Image Copyright reproduced by Ordnance Survey

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

August 2018



**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk