

FOR SALE

Chilworth Technical Centre, Southampton University Parkway

Southampton Science Park
SO16 7QD

18,488 SQ. FT. 1718 M. SQ.



KEY BENEFITS

- High specification lab space
- 54 parking spaces
- Secure yard and plant area
- Headquarters building with B1 (b) R&D
- High-quality fit out with existing equipment if needed



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 plus Southampton Parkway railway station with a direct service to London Waterloo. Chilworth Technical Centre has a prominent position close to the entrance to the park.



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DESCRIPTION

The Science Park provides a mix of high quality office and lab space in a landscaped setting. It is home to science and technology based companies of all sizes, from fast growing start-ups to international household names. The superb range of on site facilities at the Science Park includes Coffee Shop, Yellow Dot Nursery, Chilworth Manor Luxury Hotel & Leisure Club, Axis Conference Centre, plus a dedicated facilities management team.



TENURE

The property is held on a long leasehold term expiring in December 2098. The annual ground rent is £49,200. A rent review is outstanding.

Offers are invited for the long leasehold interest.



RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £186,000. However, we would advise an interested party to confirm the accuracy of this information.



EPC

An EPC will be produced



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ACCOMMODATION

Chilworth Technical Centre is a two storey office building with a mix of lab and office space on each floor. There is a reception area which leads to well specified accommodation. There is a gas central heating system.

There is an external store and yard area which leads to double doors into the building. There is goods lift providing access to the 1st floor. There is also a significant plant room within the building.



FLOOR AREA

	SQ. FT	M. SQ.
Ground	8,324	773
First	10,164	944



PLANNING

The current planning permission is for B1(b) R&D. The site can currently only be used for R&D purposes, or for light industrial and ancillary uses associated with research and development activities.



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