



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

**High quality office suites with excellent parking**  
First Floor, East Wing, Southern House, Sparrowgrove,  
Otterbourne, Winchester SO21 2RU



## KEY FEATURES

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**Modern office suite in  
beautiful parkland setting**

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**7,155 sq ft (664.7 sq m)**

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**Car parking ratio of 1:123 sq ft**

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**Part Air Conditioned**

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**Use of up to 18 EV charging  
points**

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**Mainly open plan  
accommodation**

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Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# TO LET

## Ground and First Floor, East Wing, Southern House, Sparrowgrove, Otterbourne, Winchester SO21 2RU

### Description

Southern House provides approximately 2,873 sq m (30,929 sq ft) of self-contained office accommodation in two wings, one of three storeys and the other of two storeys. The property is set within an attractive parkland site that extends to 2.39 hectares (5.91 acres).

The building, originally constructed in the 1980's, has undergone substantial refurbishment to include re-roofing and the upgrading of the common parts.

The property is constructed in a L-shape with a central service core containing a ground floor reception and a canteen. Owing to nature of the site the north wing comprises office accommodation on the first floor and on a second floor mezzanine, whilst the east wing provides office accommodation on the ground and first floors levels with a second floor mezzanine.

All of the floors are accessible from the central core with additional staircases from the first floors to the mezzanine levels. The property provides open plan, flexible accommodation benefitting from good natural light.

### Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
East Wing, First Floor	664.7	7,155



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## EPC

C-72

## Terms

The premises are available as a whole, or floor by floor on new effectively Full Repairing and Insuring lease(s) for a term to be agreed

## Rent

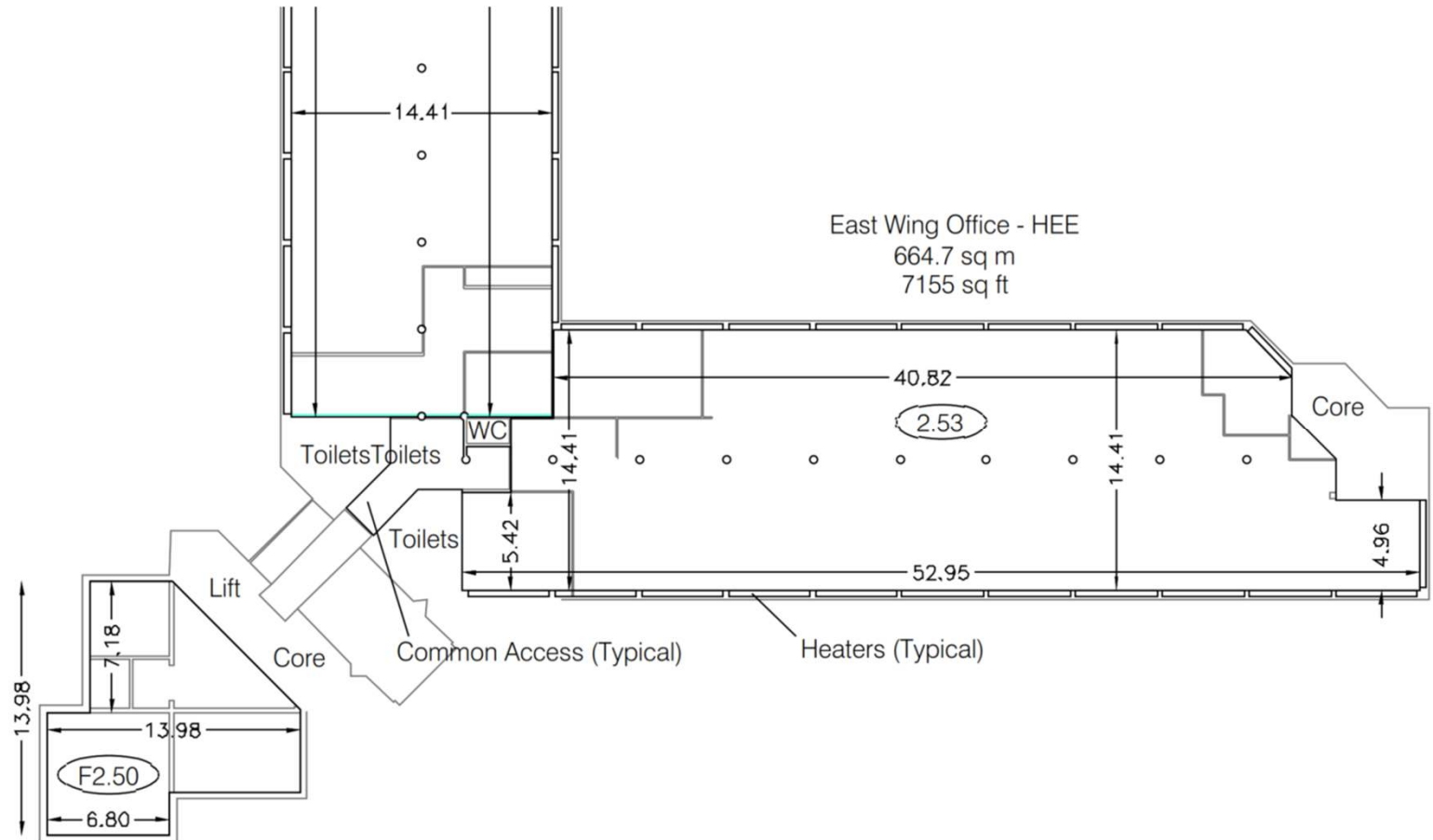
£17.60 sq ft

## Business Rates

The premises are currently is two separate assessments with a main rate of £125.98 sq m (£11.70 sq ft) making 2023/24 rates payable £5.99 sq ft (Source: tax.service.gov.uk)

## Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request.



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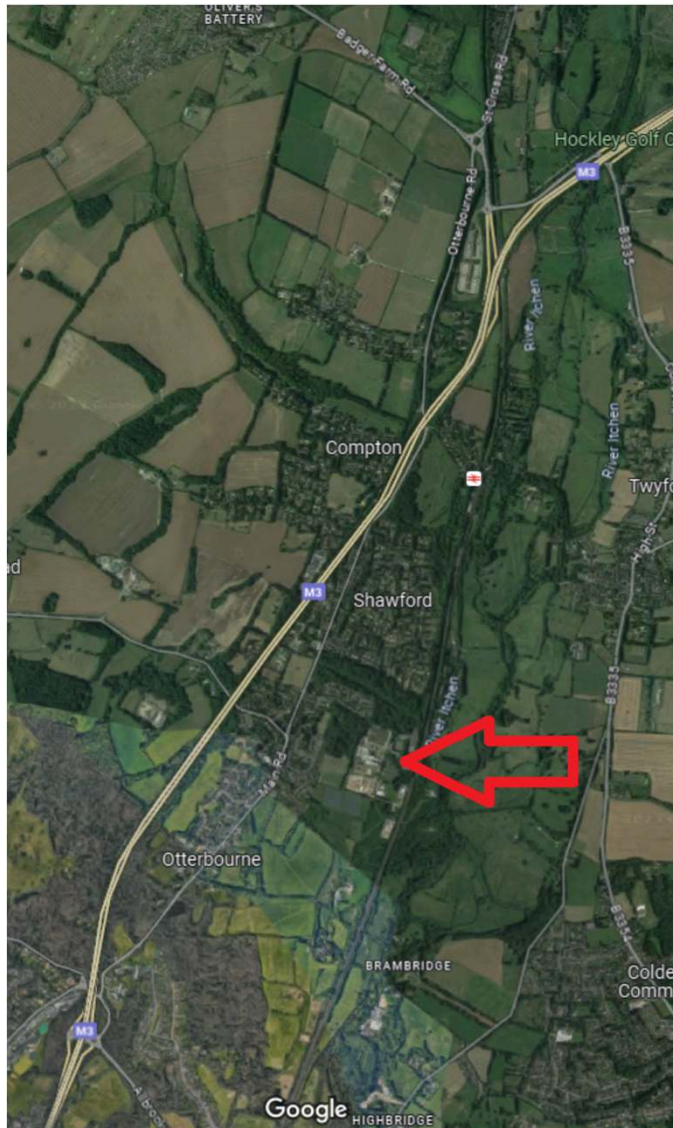


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## Location

Southern House is located just off the Otterbourne Road, conveniently positioned within 5 minutes' drive of both Junctions 11 and 12 of the M3 motorway. Winchester City Centre is 6 km (4 miles) north of the subject property. Public transport links to the City centre are good with a regular bus service and frequent commuter rail services from the nearby railway station of Shawford, which is on the London to Southampton line.

The property is accessed via Sparrowgrove and onto Waterworks Road which run through a high quality and desirable residential area.

Location	Miles	Kms
Junction 12 M3	5	8
Junction 11 M3	2.5	4
Southampton International Airport and Parkway Station	5.3	8.5

## Viewing

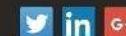
Strictly by appointment with the sole agents:

Call us on: 02382 022 111 Visit: [www.hlp.co.uk](http://www.hlp.co.uk)



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