



HELLIER  
LANGSTON

Commercial Property Consultants

# TO LET

**Fully fitted catering opportunity within busy call centre**  
**Southern House, Sparrowgrove, Otterbourne, Winchester**  
**SO21 2RU**



## KEY FEATURES

- **2,467 sq ft (229.2 sqm)**
- **Fully fitted kitchen and prep area**
- **Walk in storage and office**
- **Rear loading and staff parking**
- **Space for circa 70 covers**
- **24/7 call centre staff on site**
- **Outdoor seating area in parkland setting**

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

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

Fully fitted canteen/ catering facility with seating for up to circa 70 covers located within the central core of a circa 39,000 sq ft office building housing the southern operational call centre for South Central Ambulance Service.

The canteen area contains an 'L' shaped servery with wooden parquet flooring, comfort cooling, painted plaster walls and ceilings with exposed timber trusses.

The fully fitted kitchen, stores and washdown areas have painted plaster ceilings, tiled walls and vinyl flooring, all of which have recently been given a deep clean and all appliances have been tested.

Externally, and to the rear is a small loading yard with bin stores and a staff parking area.

### Accommodation

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

Floor	sq m	sq ft
<b>Total</b>	<b>229.2</b>	<b>2,467</b>



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### EPC

TBC

### Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

### Rent

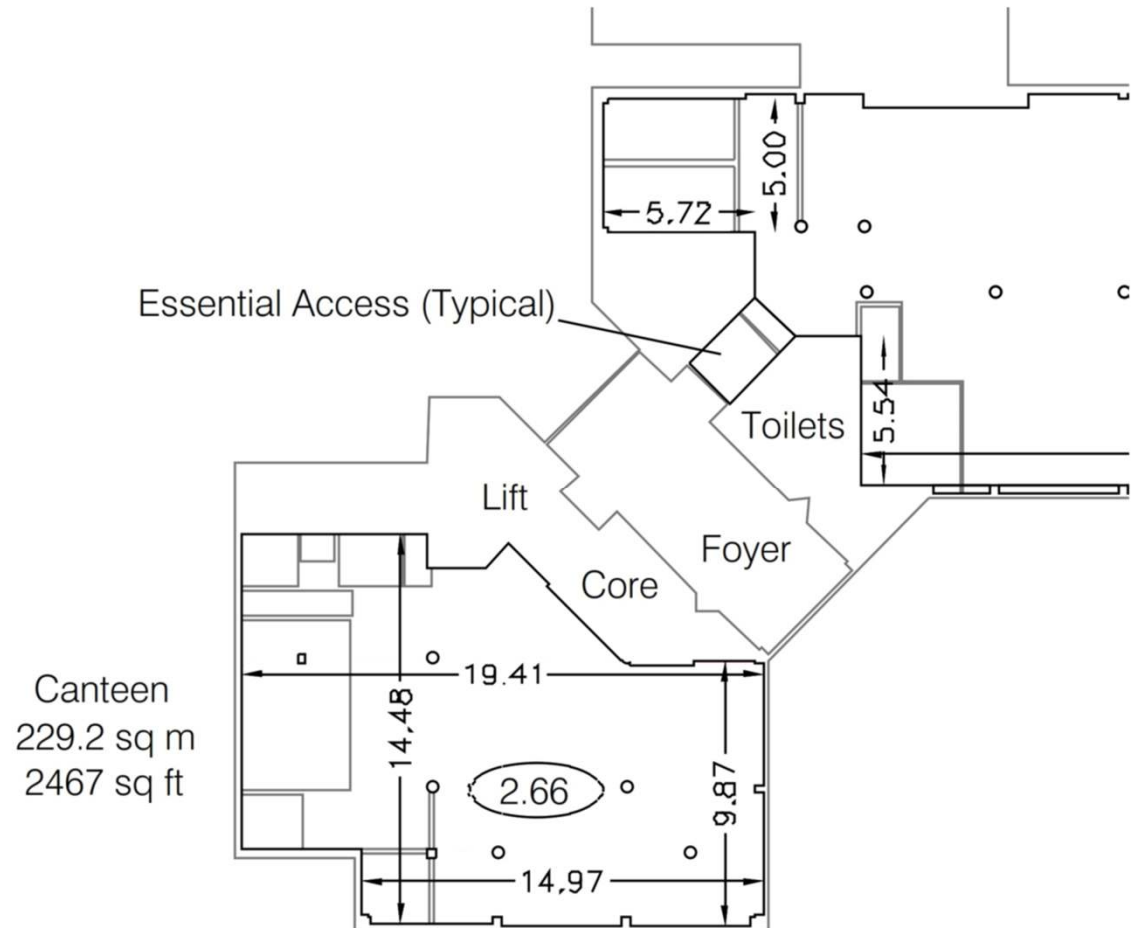
On application

### Business Rates

The premises are not currently assessed for business rates

### 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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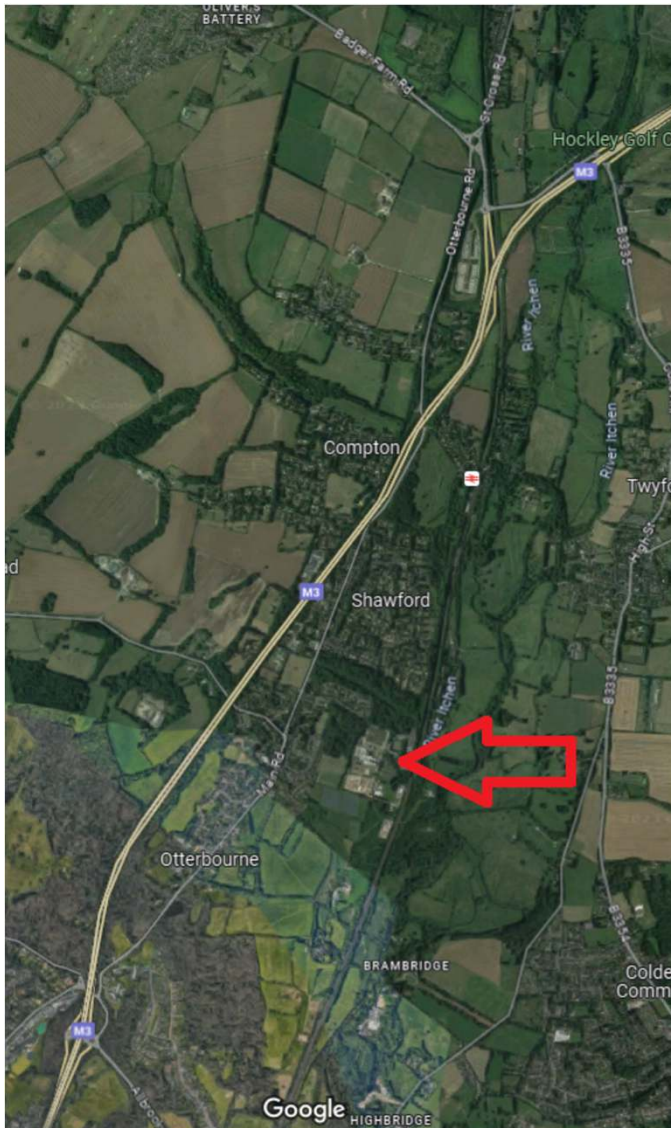


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### Location

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

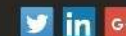
Strictly by appointment with the sole agents:

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