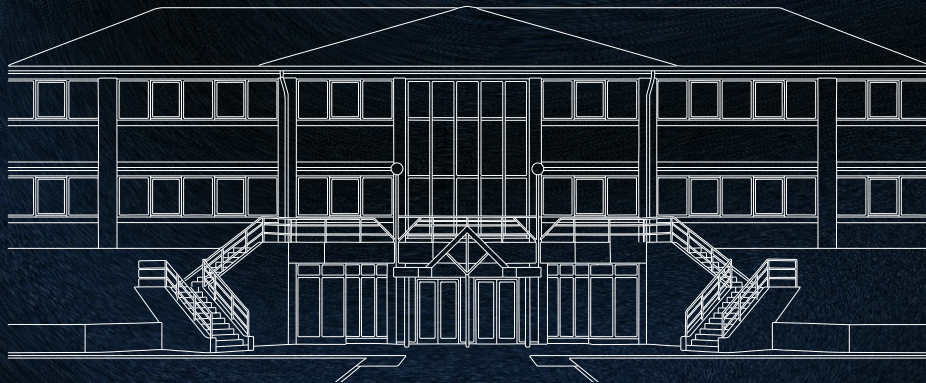


TO LET / MAY SELL

CHILWORTH HOUSE



Refurbishment Options Available

HQ OFFICE BUILDING WITH
235 PARKING SPACES

Up to 42,152 SQ FT (3,916 SQ M)

HAMPSHIRE CORPORATE PARK • TEMPLARS WAY • CHANDLER'S FORD • SO53 3RY

THE PROPERTY

Chilworth House is a detached office building on an impressive split-level site. The ground floor provides a large reception area, with two upper floors forming office space. The offices provide open-plan space and benefit from views over the central courtyard. The accommodation includes LED lighting, suspended ceilings, raised floors and air-conditioning. The property also benefits from 201 parking spaces in the rear car park, together with 28 visitor spaces and 6 disabled spaces in the front car park.

SPECIFICATION



Modern Reception
with Security



235
Parking Spaces



Great
Connectivity



Air
Conditioning



Disabled
Access



Central
Courtyard

Some of the photographs are of the adjacent building and provide an example of the proposed refurbishment.



Existing Building



Existing Building



CGI Image



CGI Image

ASDA



B&Q

Hampshire House

VILLAGE
HOTELS

Southampton
Docks

CHILWORTH
HOUSE

ageas.

AVIVA

M27 J5

M3 J14
4 MINS BY CAR

M27

M3 J13
3 MINS BY CAR

agilico

Procode

utilita

Templars Way

STRATEGICALLY
POSITIONED

EXCELLENT CONNECTIVITY

Chilworth House occupies a strategic location on the south coast, close to the M3 and M27 motorway network. The property benefits from excellent transport links with Junctions 13 and 14 of the M3 and Junction 5 of the M27 motorway. Southampton International Airport is approximately 2 miles away and train stations are located at Southampton Airport Parkway, Eastleigh and Chandler's Ford, with Southampton Central also easily accessible.

DESTINATION	MILES	MINS
ROADS		
M3 Junction 13	1.1	3
M3 Junction 14	2.4	4
M27 Junction 5	2.1	4
RAIL		
Southampton Airport Parkway	1.9	5
Eastleigh	1.9	5
Chandler's Ford	1.1	5
Southampton Central	6	13
TOWNS AND CITIES		
Eastleigh Town Centre	3.5	8
Southampton City Centre	6	12
London City Centre	80	95
AIRPORTS		
Southampton Airport	2.3	6
London Heathrow Airport	62	75

All journey times are approximate and subject to travel conditions.

Hampshire Corporate Park
Templars Way
Chandler's Ford
SO53 3RY

///visits.slam.book

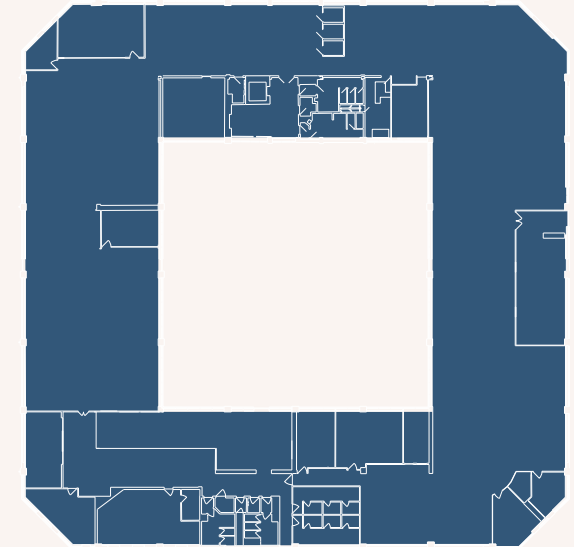
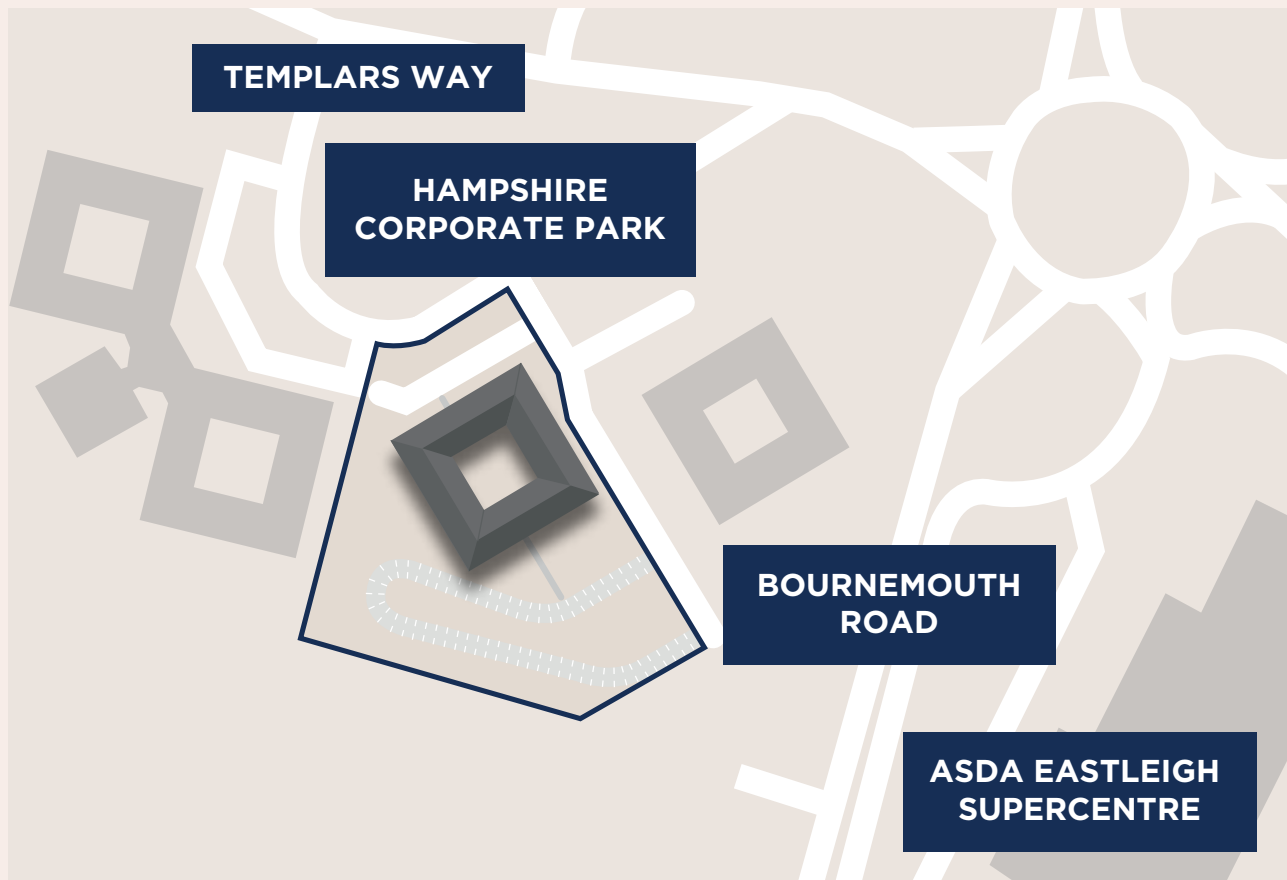


A UNIQUE SPACE

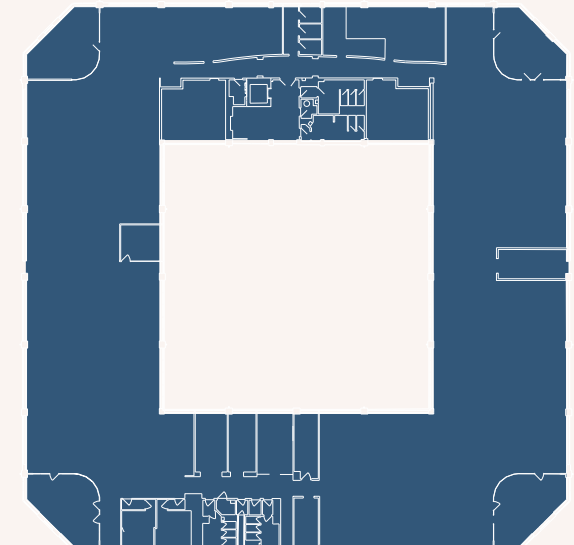
A versatile space designed to accommodate a diverse range of uses, creating an environment that inspires collaboration, creativity and productivity.

AREA	SQ FT	SQ M
Reception	1,292	120
First Floor	20,430	1,898
Second Floor	20,430	1,898
TOTAL	42,152	3,916

Subject to remeasurement on completion of works.



FIRST FLOOR

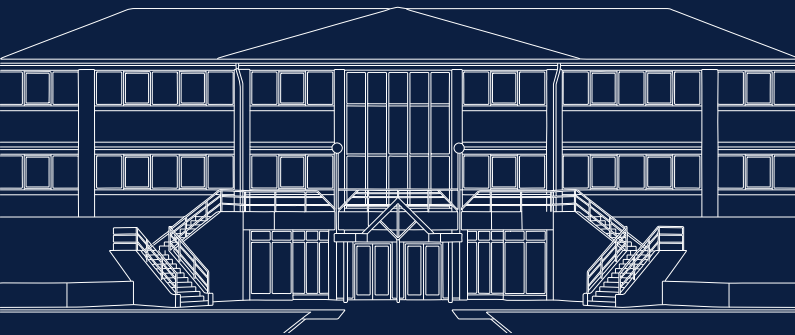


SECOND FLOOR

DESIGNED FOR PEOPLE

Staff benefit from a wide range of amenities close to Hampshire Corporate Park, including cafés and lunch spots, supermarkets, gyms and leisure facilities, alongside hair and beauty services, pharmacies and everyday essentials. The property also provides a total of 235 parking spaces, making day-to-day commuting simple and straightforward. With so much within easy reach, the location offers convenience and choice.

HELPING TO SUPPORT
A HEALTHY, BALANCED
AND ENJOYABLE
WORKING LIFESTYLE.





CHILWORTH HOUSE

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.

SERVICE CHARGE

Further details are available upon application.

BUSINESS RATES

Occupiers should make their own enquiries with Eastleigh Borough Council Rates Department.

EPC

An EPC will be produced on completion of the works.

RENT

On application.

FREEHOLD PRICE

The property may also be available on a freehold basis. Please enquire for further information.

VIEWING

For further information or to arrange a viewing, please contact the joint sole agents:



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