First and Second Floor Offices

Testwood Park, Salisbury Road, Totton, Southampton, Hampshire, SO40 2RW

TO LET

Office Suites, in Period Building on Access Controlled, Secure Estate First & Second Floor

Less than 1 mile from Junction 2, M27

459 sq ft – 1,581 sq ft (42.72 – 146.86 sq m)

Description

Testwood Park is an accessed controlled, secure site. The available office suites are on the first and second floor of this detached office building with associated parking.

The first floor suite is mostly open plan space with a bay window. The second floor suite is a combination of open plan space and meeting rooms or private offices.
There is some raised access flooring, carpeted floors and some LED lighting. The building has central heating.

Specification

- Attractive period building on access controlled, secure site
- Carpeted suites with some partitioning
- Some LED lighting
- Central Heating
- Car parking
- Entry phone system
- Some perimeter trunking and raised access flooring
- EPC Rating TBC

First Floor Office

Floor Area	Sq Ft	Sq M
First Floor Office	459	42.72
Second Floor Office	1,121	104.14
Total Floor Area	**1,581**	**146.86**

First Floor Office

Second Floor Office

Second Floor Office

Second Floor Office

Location

Testwood Park is a secure site located just under one mile from J2 of the M27, the property is well accessed via A36 Salisbury Road. The estate is semi rural, backing on to Testwood Lakes. The well established South Hampshire Industrial Park is within 1 mile. Local occupiers include AFC Totton, Aldi, Starbucks, Howdens, Graham and many more trade, office and industrial occupiers.

Terms

The property is available on a new lease. Either suite can be offered individually or together.

The first floor suite is £8200 per annum inclusive of business rates, utilities and maintenance.
The second floor suite is £18,000 per annum inclusive of business rates, utilities and maintenance.

Destinations	Miles
Junction 2, M27	1.0
Totton Railway Station	2.0
Southampton City Centre	6.5
Southampton International Airport	9.2
Port of Southampton	5.1

Testwood Park Salisbury Road Totton Southampton Hampshire **SAT NAV: SO40 2RW**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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