

AVIATION HOUSE

TO LET

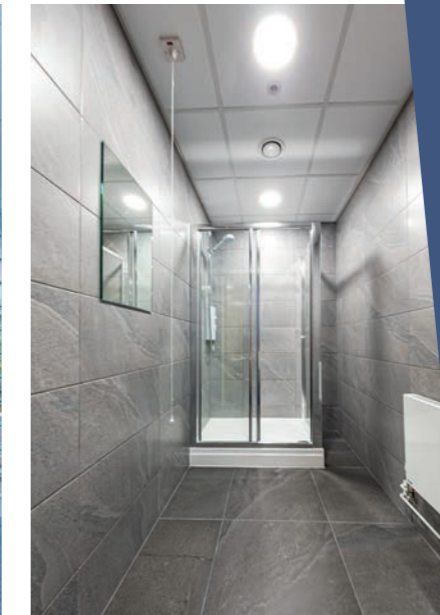


Prestigious detached office building with 104 car parking spaces, adjacent to Southampton International Airport

5,780 to 17,975 sq ft
(536.98 to 1,669.93 sq m)

Southampton International Business Park
George Curl Way, Southampton, SO18 2RY

AVIATION HOUSE



SPECIFICATION

- > Air conditioning
- > Raised floors
- > Suspended ceilings
- > Approx. 2.75m Floor To Ceiling Height
- > Passenger Lift
- > Male & Female WC's on each floor
- > Showers
- > 'L Shaped' building providing open plan accommodation across 2 wings
- > EPC - B-35 Rating
- > 16 car charging point

ACCOMMODATION

The accommodation consists of the following

NAME	SQ FT	SQ M
Ground	5,780	536.98
First	6,211	577.02
Second	5,983	555.84
Total	17,974	1,669.84

A prestigious landmark office building providing high quality, Grade A open plan office accommodation over 3 floors.

DESCRIPTION

Aviation House, Southampton International Business Park is a prestigious landmark office building providing high quality Grade A open plan office accommodation over 3 floors. The accommodation has been fully refurbished to a high quality standard.

The building benefits from a ground floor reception area providing access to the office areas with a central core area with lift and stairwell and WCs on each landing.

The office areas benefit from recess lighting, access raised floors and data distribution and a floor to ceiling height of approx. 2.75m.

Externally there is a private car park with 104 car spaces (1:179 sq ft). Which benefits from 16 car charging points and cycle stores.

LOCATION

Located in a market leading position for connectivity, Aviation House is situated adjacent to Southampton International Airport and Southampton Airport Parkway mainline railway station, with excellent access to the M27 Junction 5 and M3 Junction 14.



VIEWINGS

Strictly by appointed joint agents CBRE and Omega RE.

TERMS

Available on a new Full Repairing and Insuring lease for a term to be agreed.



Ocean Village



Southampton docks

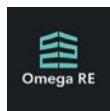
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VIEWING & FURTHER INFORMATION



Nella Pang

02382 355799 | 07738 625 431

Nella@omega-re.co.uk



Emma Lockey (CBRE LTD)

02380 206312 | 07825357481

emma.lockey@cbre.com

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