



PRESTIGIOUS OFFICE BUILDING

## Aviation House

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

### DETACHED OFFICE BUILDING. FULL REFURBISHED

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

- Prestigious Detached Office Building
- 104 car parking spaces (1:179 sq ft)
- Air Conditioning
- Easy Access to J5 of M27
- Adjacent to Southampton International Airport
- Short walk to Southampton Parkway train station
- 16 car charging points

# Aviation House, Southampton International Business Park, George Curl Way, Southampton, SO18 2RY

## 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.

## Location

Located in a market leading position for connectivity, Aviation House, Southampton International Business Park is situated adjacent to Southampton International Airport and Southampton Airport Parkway mainline railway station. With excellent access to junction 5 M27 motorway and junction 14 M3 motorway.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	5,780	536.98	Coming Soon
1st	6,211	577.02	Coming Soon
2nd	5,983	555.84	Coming Soon
<b>Total</b>	<b>17,974</b>	<b>1,669.84</b>	

## Specification

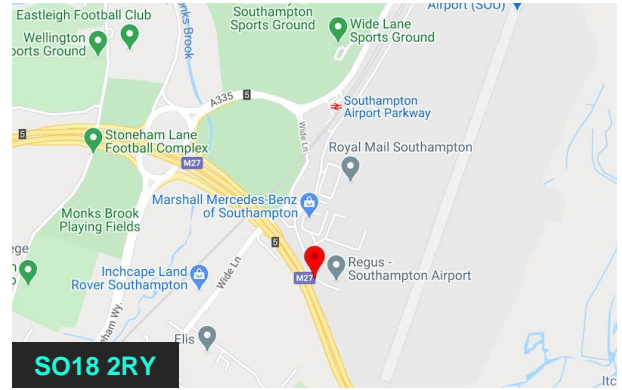
- Air conditioning
- Raised floors
- Suspended ceilings
- Approx. 2.75m Floor To Ceiling Height
- Passenger Lift
- Male & Female WC's on each floor
- 'L Shaped' building providing open plan accommodation across 2 wings
- B- 35 EPC Rating
- Showers
- 16 Car charging points

## Viewings

Strictly by appointed joint agents CBRE and Omega RE.

## Terms

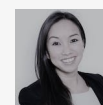
Available on a new Full Repairing and Insuring lease for a term to be agreed.



## Summary

<b>Available Size</b>	5,780 to 17,975 sq ft
<b>Rates Payable</b>	£6.35 per sq ft Potential occupiers are advised to make their own enquiries
<b>Rateable Value</b>	£232,000
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B

## Viewing & Further Information



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