



Ground Floor Chilworth Point, Chilworth Road, Southampton SO16 7JQ

TO LET

Prominent Offices with Excellent
Communication Links

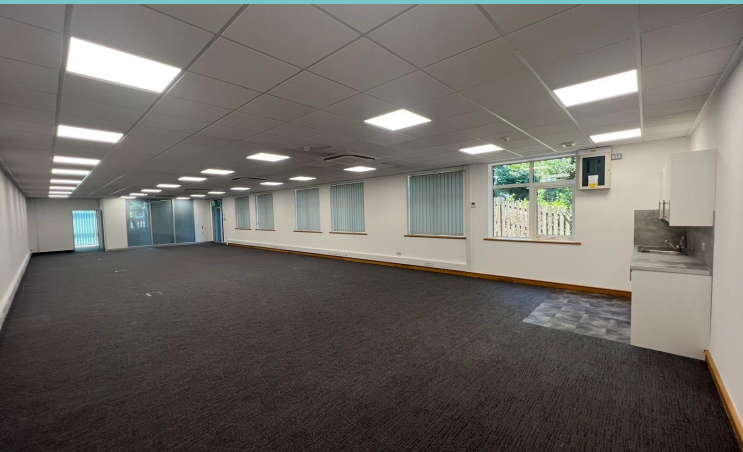
2,077 - 4,162 Sq Ft
(193 - 387 Sq M)

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DESCRIPTION

Chilworth Point comprises a two storey office building with brick elevations under a pitched tiled roof. The ground floor suites, which have recently been refurbished, consist of open plan office space with meeting rooms, a kitchenette, LED lighting, comfort air conditioning and fully raised access floors. The offices are accessed through a shared reception and is secured with its own security alarm system. Each suite benefits from eight allocated car parking spaces.

- ✔ Can be let as two individual suites or as a whole
- ✔ Newly Decorated and Carpeted with Kitchenette
- ✔ Excellent Communication Links to M27 and M3
- ✔ 8 Allocated Parking Spaces for Each Suite
- ✔ Air Conditioning & Heating System with New LED Lighting
- ✔ Double Glazed Windows



LOCATION

Chilworth Point enjoys a prominent position on the outskirts of Southampton benefiting from access to both the city centre and the wider motorway network. It is situated on the Chilworth Roundabout at the junction of The Avenue and the M3 motorway. Southampton International Airport, Southampton Docks and Southampton Airport Parkway station are all within a short drive.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part Ground Floor	2,077	193
Part Ground Floor	2,085	194
Total	4,162	387

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

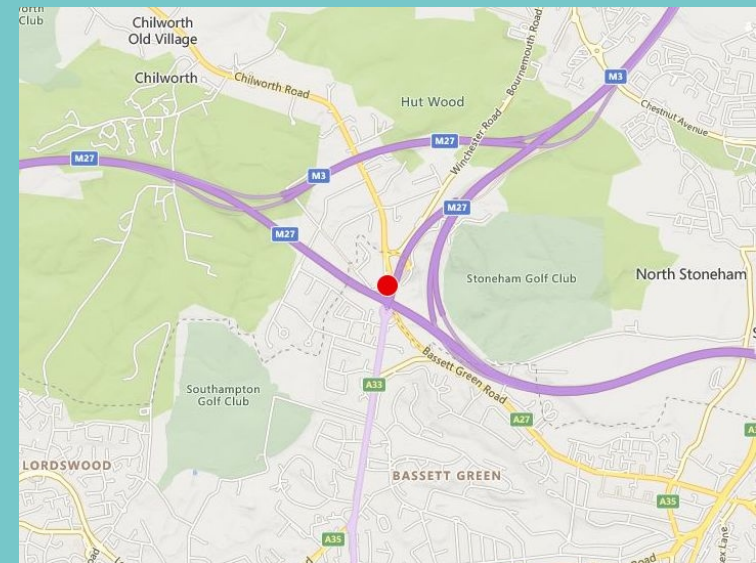
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

The Energy Performance Asset Rating is B (34).



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VIEWING & FURTHER INFORMATION

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