



1 Turnberry House, 4400 Parkway, Whiteley P015 7FJ

**FOR SALE**

High Quality Office Space

1,854 - 3,741 Sq Ft  
(172 - 348 Sq M)



# 1 Turnberry House, 4400 Parkway, Whiteley P015 7FJ

## DESCRIPTION

Turnberry House is a high quality, two storey, end terrace, purpose built office building constructed in 2005. It has a striking front elevation with feature curtain walling, brise soleil and an entrance canopy. The interior provides a ground floor reception with stairs leading to the first floor. The building has WC's on both the ground and first floor, along with a shower located on the ground floor.

- ✓ Flexible open plan office space
- ✓ Attractive office estate
- ✓ Allocated parking
- ✓ Comfort heating & cooling
- ✓ Raised access floors

## LOCATION

Turnberry House is located on the prestigious Links office campus set within the highly established and successful Solent Business Park. The position offers first class links to the motorway network via J9 of the M27, within easy reach of the M3 and A3(M). Local rail services are provided from Swanwick linking to the national rail network at Southampton Airport Parkway.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
1st Floor	1,854	172
2nd Floor	1,887	175
<b>Total</b>	<b>3,741</b>	<b>348</b>

## 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

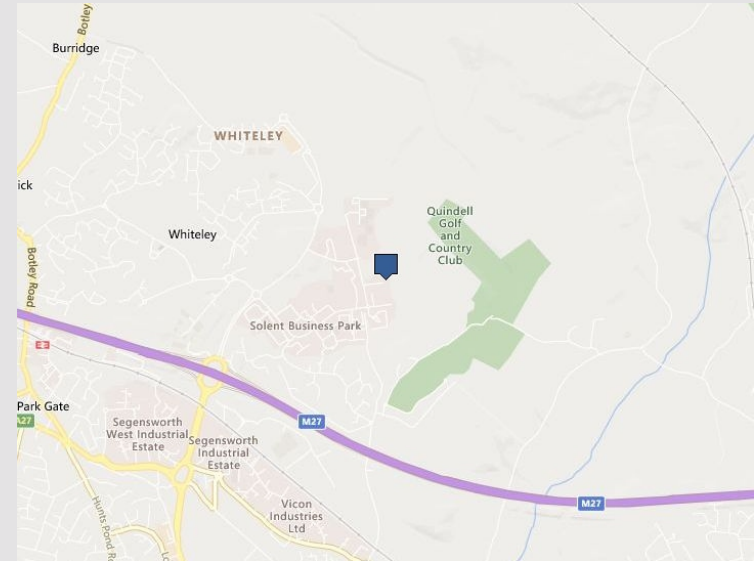
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Price on application.

## EPC

EPC Rating: C(63)



[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 17-Aug-2021

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andy Hodgkinson  
07702 801595  
[ahodgkinson@lsh.co.uk](mailto:ahodgkinson@lsh.co.uk)