

HORSESHOE HOUSE



COMMUNICATIONS

Road

Southampton Airport 3 miles
 Heathrow 68 miles
 Central London 79 miles
 Winchester 10 miles

Air

Southampton International Airport provides services to a number of cities in the UK, Dublin and mainland European destinations.

Rail

London Waterloo 70 mins approx

Sea

Continental ferry services are available from Poole (36 miles) and Portsmouth (20 miles).



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Clanfield
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PRESTIGIOUS NEW DETACHED LANDMARK OFFICE BUILDING

Suites Available from 1,970 – 15,636 sq ft (183 – 1,452 sq m)

TO LET OR FOR SALE

HORSESHOE HOUSE



HORSESHOE HOUSE, DRUMMOND DRIVE, SOUTHAMPTON SO17 2NP

Highly prominent position

Easy access to Junction 5 M27 & Southampton City Centre • On Site Parking

Views over River Itchen from upper floors

HORSESHOE HOUSE



**BREEM
STANDARD
'VERY GOOD'**



Computer generated impression

This landmark office building will occupy a very prominent position being on the corner of Drummond Drive and close to the Thomas Lewis dual carriageway leading to Junction 5 of the M27 approximately 2 miles to the north. Access to the City Centre is available via Bevois Valley Road or Lodge Road. St. Denys railway station is located close by.



DESCRIPTION

The building is arranged on ground and three upper floors providing completely open plan accommodation and has been designed so that each floor can be sub divided into two smaller office suites.

Each floor will have male and female WC and a shower room / disabled WC.

The building is to be constructed of traditional brick and the specification of the building will provide a 'very good' BREEAM standard

Views over River Itchen from upper floors.

SPECIFICATION

- Powder coated aluminium double glazed windows
- Suspended ceiling with recessed lighting compliant with guidance LG7
- Carpet tiles
- 8 person passenger lift
- Perimeter trunking
- Heating & cooling by way of air conditioning cassette units using VRV heat pumps
- DDA compliant

PARKING

The property benefits from 17 spaces within a secure undercroft with the possibility of further parking adjacent.

LEASE TERMS

Available on a new FRI lease for a term to be agreed subject to five yearly rent reviews.

RENTAL

On application.

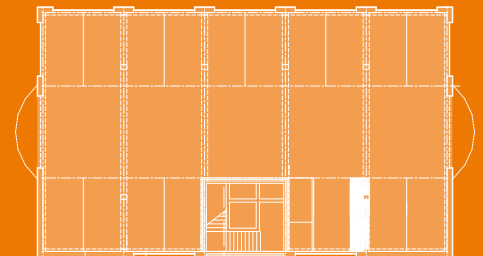
PURCHASE

The building is available to purchase freehold.

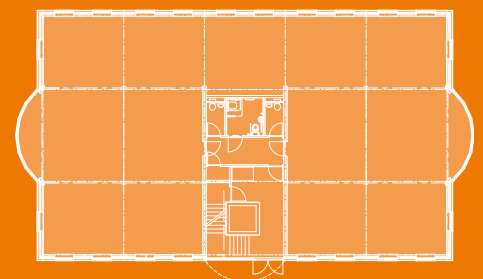
ACCOMMODATION

Floors	Sq Ft	Sq m
Ground	3,941	366
First	3,941	366
Second	3,941	366
Third	3,813	354
Total	15,636	1,452

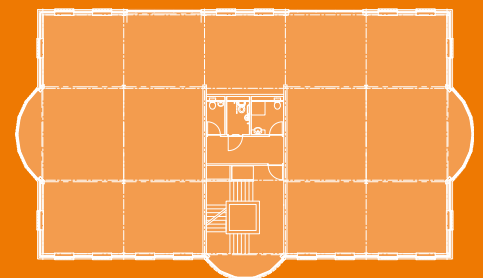
All floor areas referred to, are net internal from architects plans.



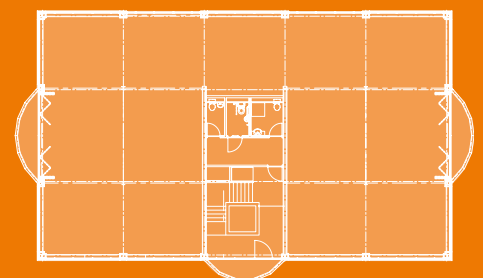
Undercroft Car Park



Ground Floor



First & Second Floor



Third Floor