



UNIVERSITY OF  
**SOUTHAMPTON**  
**SCIENCE PARK**

## Gamma House

Modern refurbished offices in campus environment



3,830 sq ft (356 sq m) net internal area

[science-park.co.uk](http://science-park.co.uk)



# Gamma House

## Description



Gamma House is a two storey office building occupying a central location within the Science Park campus. The ground floor reception provides access to the open plan ground floor. The accommodation has been finished to a high standard including upgrading of the buildings fabric, raised floors and an integrated heating system. Male, female and disabled WCs are provided on each floor, with the ground floor also providing shower facilities.

Gamma House is set within attractive landscaped surroundings with the benefit of 16 car parking spaces.

The superb range of on site facilities at the Science Park includes Coffee Shop, Bright Horizons Nursery, Chilworth Manor Luxury Hotel & Leisure Club, Axis Conference Centre, plus a dedicated facilities management team.

### Tenure

The premises are available on a new lease to be agreed.

### Rent

On application.

### EPC

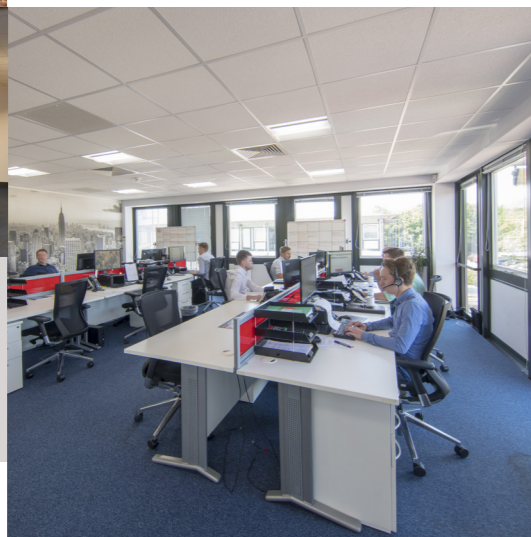
Energy Performance Rating: C-55  
Reference Number: 0423-0632-1769-2904-4006

### Business Rates

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £51,500. However, we would advise an interested party to confirm the accuracy of this information.

### Legal costs

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



## Key features

Fully refurbished open plan accommodation

Good natural light

16 car parking spaces (1 space per 239 sq ft.)

Site security and CCTV

Fast broadband

Superb range of on site facilities at the Park

Close links to the University of Southampton

Excellent motorway access



## Location



The University of Southampton Science Park is a 45 acre development occupying a prime location in close proximity to Junction 14 of the M3 (1 mile) and within easy reach of Junction 5 of the M27. Junction 5 is also the location of Southampton International Airport offering flights to UK regions and Europe plus Southampton Parkway railway station with a direct service to London Waterloo.

The Science Park provides high quality office and lab space in attractive landscaped surroundings. It is home to science and technology based companies of all sizes, from fast growing start-ups to international household names. The result is a thriving business and research community with excellent networking opportunities. All are attracted by the Park's strategic location, the quality of the environment and access to some of the country's leading scientific expertise at the University of Southampton.



A dynamic innovation community with global spheres of influence



Find out more

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[enquiries@science-park.co.uk](mailto:enquiries@science-park.co.uk)  
[science-park.co.uk](http://science-park.co.uk)

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## Location

Gamma House  
Southampton Science Park  
Chilworth  
Southampton  
SO16 7NS



## Find out more

### VIEWING

Strictly by appointment.

### CONTACT

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