



## Epsilon House

Modern refurbished offices by award winning architect



Suites from 495 sq ft (46 sq m) to 1173 sq ft (109 sq m) net internal area

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





# Epsilon House

## description



Epsilon House is a two storey office building occupying a central location within the Science Park campus. The ground floor foyer provides access to the open plan ground and first floor office suites. The accommodation has been finished to a high standard including upgrading of the building's 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.

Epsilon House is set within attractive landscaped surroundings with the benefit of car parking.

The superb range of on site facilities at the Science Park includes Coffee Shop, Yellow Dot Nursery, Axis Conference Centre, Chilworth Manor Luxury Hotel & Leisure Club, 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: EPC D-95  
Reference Number: 0560-0331-9530-1305-7002

### Business Rates

Payable to Test Valley Borough Council.

### 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

Modern communal kitchen on first floor

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

Unit	sq m	sq ft
B	64	690
F	89	960
D1	74	796
D2	87	936
E1	109	1,173
E2	46	495
O	108	1165
P	71	765
S	47	510

## The 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

023 8076 7420  
enquiries@science-park.co.uk  
science-park.co.uk



# Epsilon House

## location

Epsilon House  
Southampton Science Park  
Chilworth  
Southampton  
SO16 7NS



## Find out more

### VIEWING

Strictly by appointment..

### CONTACT

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