



UNIVERSITY OF
SOUTHAMPTON
SCIENCE PARK

PROPERTY FOR LEASE

3 BENHAM ROAD

Modern office space in a thriving innovation community

THE SPACE

3 Benham Road is a unique, self-contained office building located within the Benham campus at Southampton Science Park. This is an incredibly rare opportunity offering an entire building of high-quality, open-plan workspace across two floors, providing a professional and flexible environment ideal for regional headquarters, established businesses, or fast-scaling companies.

This contemporary detached property features generous natural light, a private reception area, and a flexible internal layout that can be adapted to suit individual occupier needs. On-site parking is located adjacent to the building and EV charging points are available across the Park.

Set in beautifully landscaped surroundings, 3 Benham Road offers access to the Park's full range of amenities, including coffee shops, meeting and conference facilities, a nursery, leisure club, and proximity to Chilworth Manor Hotel and Chilworth Arms pub.



TERMS

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

RENT

Rent and service charge on application.

BUSINESS RATES

Payable to Test Valley Borough Council. For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk

EPC

Energy Performance Rating C (55).

LEGAL COSTS

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



KEY FEATURES

- HQ-style, self-contained office building
- 7348 sq. ft combined (682 sq. m) of open-plan workspace
- Flexible layout across two floors
- Private reception and dedicated entrance
- Adjacent on-site car parking
- EV charging available across the Park
- Fast broadband connectivity
- Access to full Science Park facilities
- Professional on-site facilities management
- Beautiful landscaped campus setting
- Close collaboration with the University of Southampton
- Excellent motorway, airport, and rail connections

LOCATION

One of Britain's leading technology parks, the University of Southampton Science Park is dedicated to the needs of science, technology and innovation-led companies and is unparalleled in the South Central region for supporting the growth of companies at all stages, from start-up to global leader. It enjoys close links to the Russell Group University of Southampton and its sought-after graduate talent pool.

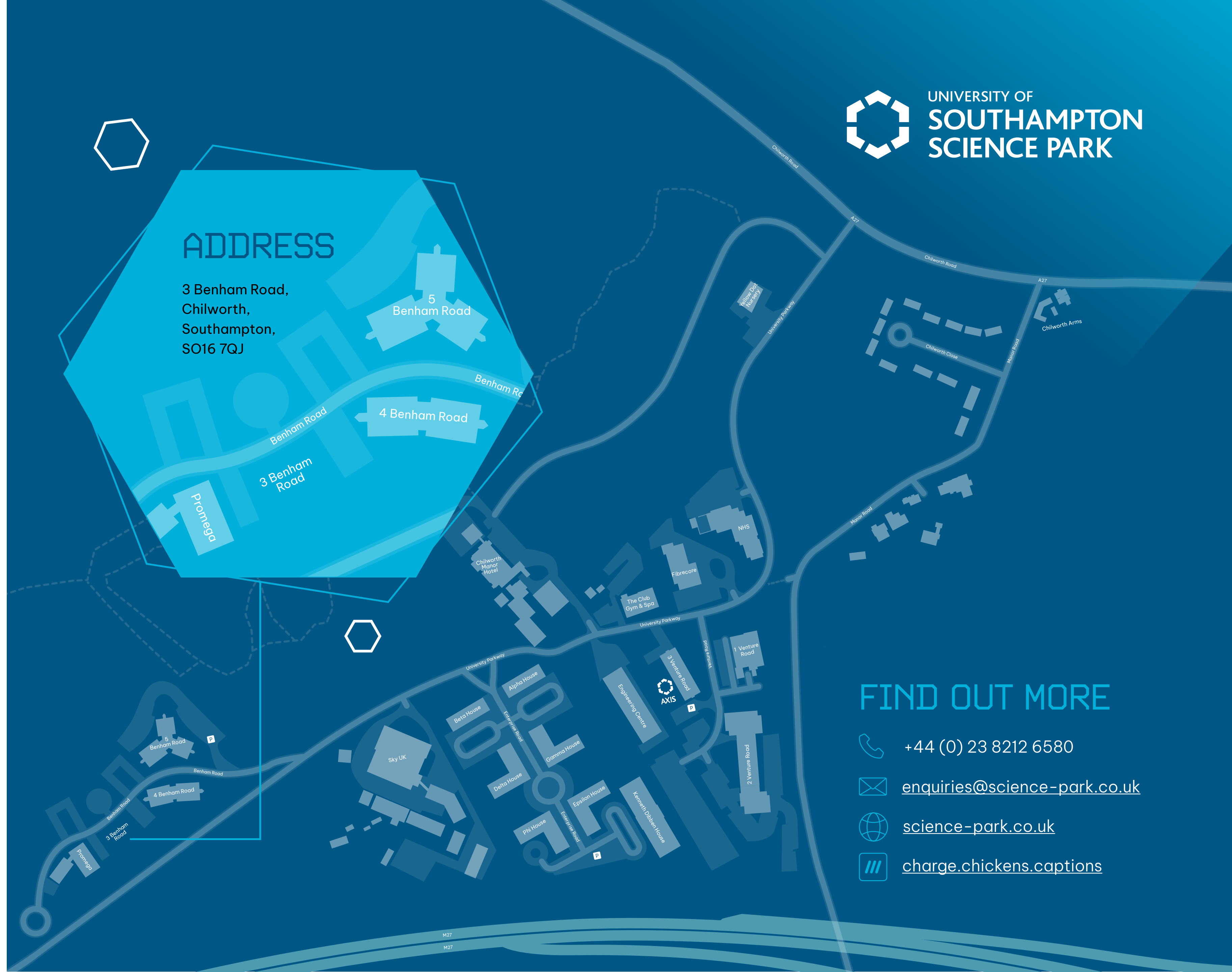
Located on the highly desirable and well connected south coast, the Park offers exceptional commercial accommodation set across 75 acres of landscaped greenspace with walks, lakes and a conservation area. It is both: a hive of dynamic entrepreneurialism and commercial success, and a peaceful haven for employee health and wellbeing.



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FIND OUT MORE

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