

Benham 5

State of the art offices
in prestigious setting

↙ ↘ Suites from 2163 sq ft (201 sq m)
to 3319 sq ft (308 sq m) net internal area



UNIVERSITY OF
SOUTHAMPTON
SCIENCE PARK

science-park.co.uk



Benham 5

The campus

Benham 5 is the latest addition to the Science Park's prestigious portfolio of office accommodation. Designed by award-winning architects and arranged over three floors, its office space can be flexibly configured to meet individual business needs.

◀ A dynamic innovation community with global spheres of influence ▶



Available units

Unit	sq m	sq ft
1/2	208	2239
3/2	209,5	2256
3/3	201	2163

Benham 5

Specification/location

Built for today's workforces, Benham 5 is high on accessibility, technology, security and collaborative working. A state-of-the-art biometric system enables secure access 24/7, 365 days a year while Category 6 ICT runs throughout the building complemented by site-wide Ultra Fast broadband. Tenants also benefit from integral contemporary meeting rooms with adjoining rooftop terrace, inviting informal breakout areas, a dedicated coffee shop, showers and locked cycle store.

Key features

- Prestigious flexible office suites
- Contemporary meeting rooms with roof terrace
- Collaboration breakout spaces
- Car parking for tenants and provision for visitors
- Secure lowerground cycle storage
- Shower and changing facilities
- Onsite coffee shop with seating
- Secure round-the-clock access
- Motion sensor controlled LED lighting
- Leading Category 6 ICT
- Onsite security & CCTV
- Facilities management
- Landscaped surroundings
- DDA compliant



Tenure

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

Rent

On application.

EPC

Energy Performance Rating: EPC A 25
Certificate Reference Number: 9482-3089-0132-0600-1101

Business Rates

Payable to Test Valley Borough Council.

Legal costs

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

Benham 5 is surrounded by ancient woodland in a conservation area. The superb range of facilities and support across the Science Park include an on-site management team, a range of networking events, further catering options, the Axis conference and events centre, a Yellow Dot nursery, preferential rates at The Club gym and the Best Western Chilworth Manor Hotel a short walk away.

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.

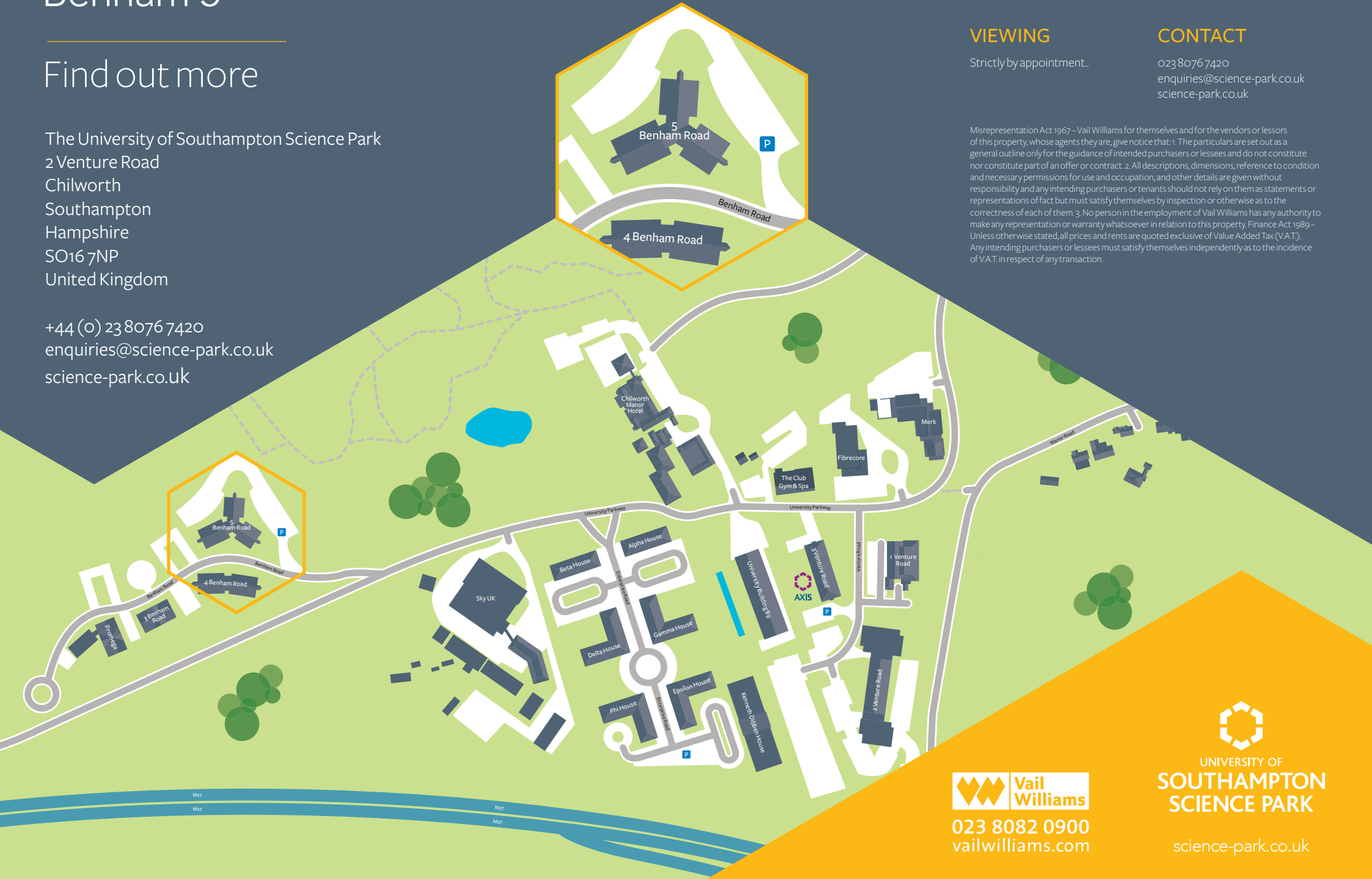


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Find out more

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VIEWING

Strictly by appointment.

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