



Benham 4, Southampton Science Park,
Southampton SO16 7QJ

TO LET

Prestigious Office Suites Within
Landscaped Campus Setting

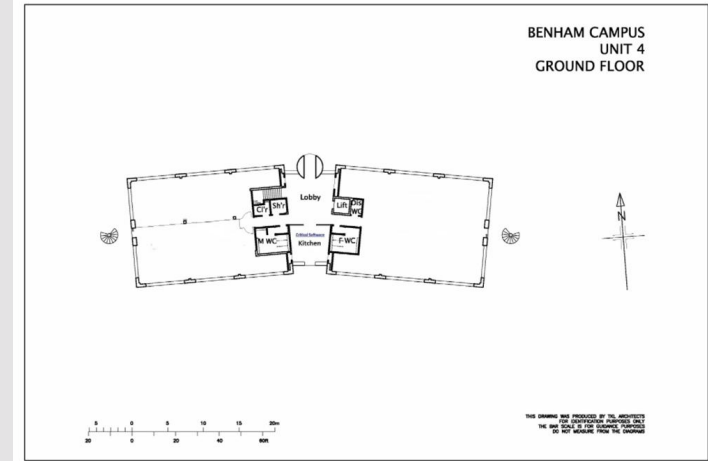
**1,500 - 4,694 Sq Ft
(139 - 436 Sq M)**

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DESCRIPTION

Southampton Science Park is one of Britain's leading technology parks, and is unparalleled in the Central South region for supporting the growth of companies at all stages, from start-up to global leader. 350,000 sq ft of exceptional commercial accommodation, set across 75 acres of landscaped greenspace with walks, lakes and a conservation area. Benham 4 provides a customisable layout to suit offices or hybrid workspaces.

- ✓ Open plan ground floor office suites
- ✓ Plentiful natural daylight
- ✓ Fibre and CAT 6 cabling
- ✓ Parking, bus service, & cycle facilities
- ✓ Conference centre, meeting rooms
- ✓ Flexible leases to facilitate business growth
- ✓ Coffee shops, hotel, gym, pool, pub, childcare
- ✓ Varied community social events programme



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Suite 1A (GF E)	3,194	297
Suite 1 (GF W)	1,500	139
Total	4,694	436

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available as combined or individual suites, by way of new Full Repairing and Insuring leases on a term to be agreed. Rent on application.

EPC

The Energy Performance Asset Rating is C (54).



FIRST FLIGHT

30 AUG 1976

LAST FLIGHT

STS-133

24 FEB - 9 MAR 2011

39

252

MEMBERS

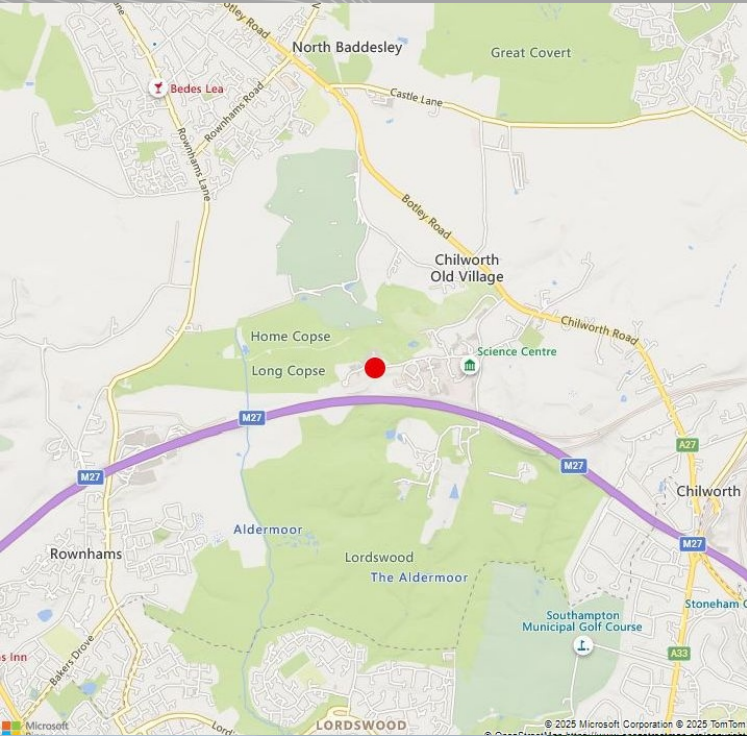


320 x

(The distance between the Moon and Earth (approx.))

EQUILAB

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LOCATION

Benham 4 is surrounded by ancient woodland but easily accessed from the main road. A superb range of facilities & support across the Park include a range of networking events, coffee shops & further catering options, the Axis Conference Centre, a Bright Horizons nursery, preferential rates at The Club gym and the close by Best Western Chilworth Manor Hotel.

SAT NAV: S016 7QJ.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 02-Oct-2025