

THE SMALL PRINT

SITUATION

ROWNHAMS HOUSE IS SITUATED IN A LEAFY RESIDENTIAL SUBURB ABOUT 4 MILES NORTH OF SOUTHAMPTON CITY CENTRE. IT IS A MILE FROM JUNCTION 3 ON THE M27 WHICH ALLOWS FAST ACCESS TOWARDS THE CENTRE OF THE CITY AS WELL AS TO THE AIRPORT, LONDON, WINCHESTER, BOURNEMOUTH AND PORTSMOUTH.

MANAGEMENT

UNLIKE MUCH OFFICE ACCOMMODATION ROWNHAMS HOUSE IS NOT RUN BY A REMOTE FIRM OF AGENTS WHOSE PRINCIPAL PREOCCUPATION IS COLLECTING THE RENTS. IT IS MANAGED BY ITS OWNER, HE AND HIS STAFF NOT ONLY KNOW THE BUILDINGS INSIDE OUT BUT TAKE SPECIAL PRIDE IN THE ACCOMMODATION. THEY DEAL ALSO WITH THE MANY ADMINISTRATIVE CHORES THAT CAN FRUSTRATE THE ENTERPRISING SPIRIT.

SERVICE CHARGES

THESE INCLUDE HEATING, LIGHTING, CLEANING, INSURANCE AND MAINTENANCE. IF THE ACTUAL COST DIFFERS FROM THE ANNUAL ESTIMATE THEN SUBSEQUENT ACCOUNTS ARE AMENDED ACCORDINGLY. SEPARATE CHARGES ARE RENDERED FOR RATES AND ELECTRICITY USED.

SUB-LETTING

BECAUSE GREAT EMPHASIS IS PLACED UPON THE PRESERVATION OF A FRIENDLY AND CIVILISED ATMOSPHERE THERE IS A PROHIBITION ON SUB-LETTING AND ASSIGNING. THIS ACTS AS A SAFEGUARD FOR TENANTS IN THAT NEIGHBOURING ACCOMMODATION WILL NOT KNOWINGLY BELIEVE IN UNRELIABLE OR DISREPUTABLE PERSONS. THE MANAGEMENT WILL HOWEVER ACCEPT A NOTICE OF SURRENDER WHICH SAVES DEPARTING TENANTS FROM THE TROUBLE AND EXPENSE OF FINDING SUITABLE SUCCESSORS.

PARKING

IN BRIEF, EASY AND FREE. THE LAST TRAFFIC WARDEN SIGHTED AT ROWNHAMS HOUSE WAS MERELY ENQUIRING ABOUT THE POSSIBILITY OF A CUTTING FROM AN ANCIENT MAGNOLIA TREE.

AVAILABILITY

IF YOU ARE THINKING OF PLACING YOUR COMPANY IN A MORE PROPITIOUS SETTING, PLEASE CONTACT US AT THE ADDRESS BELOW TO DISCOVER CURRENT AVAILABILITY. LET US KNOW YOUR REQUIREMENTS, TELL US A LITTLE ABOUT YOUR COMPANY AND WE SHOULD BE DELIGHTED TO SHOW YOU ANY SUITABLE ACCOMMODATION.

THIS DOCUMENT HAS BEEN ISSUED IN GOOD FAITH FOR THE PURPOSES OF INFORMATION ONLY AND SHOULD NOT BE TAKEN TO CONSTITUTE ANY FORM OF OFFER WHATSOEVER.

THE ROWNHAMS HOUSE COMPANY



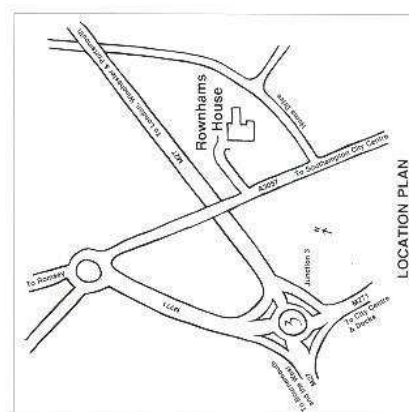
ROWNHAMS HOUSE
ROWNHAMS
SOUTHAMPTON
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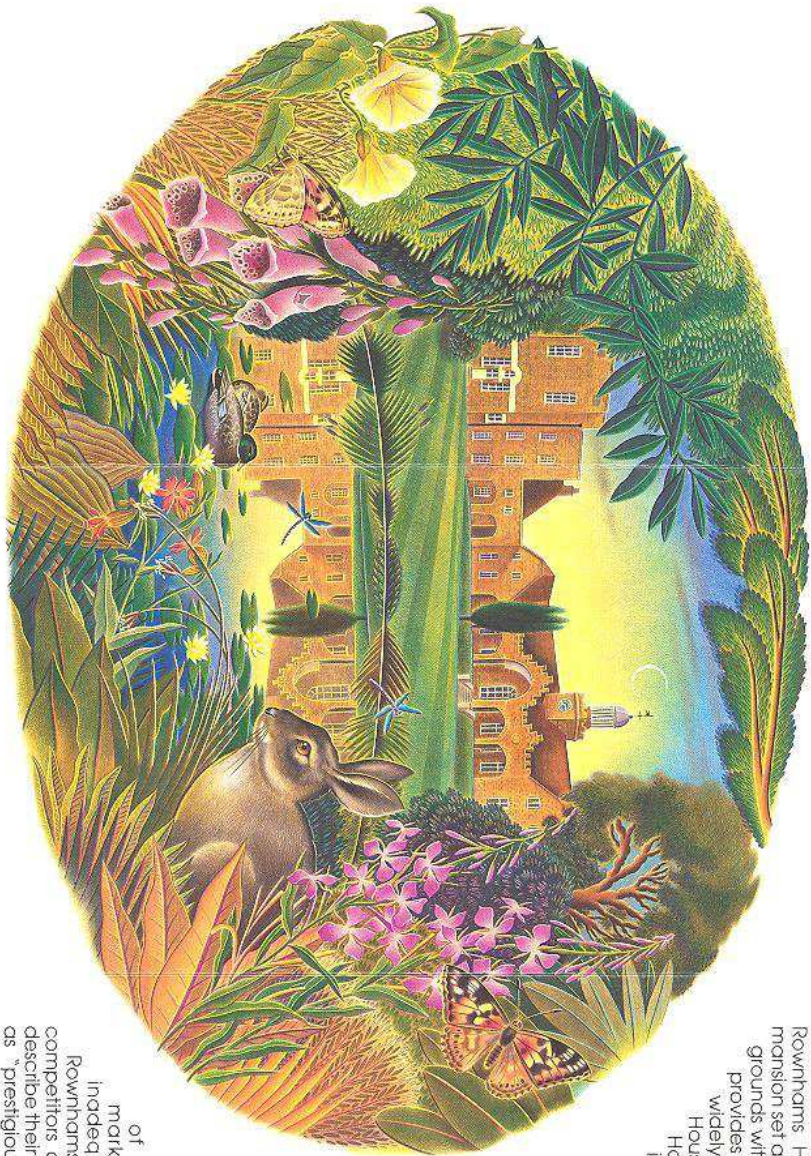
design: Knight Ambury Design (0203-825011) illustration: Jenny Holden Wright



ROWNHAMS HOUSE

- ☆ Idyllic Surroundings ☆
- ☆ Gracious Accommodation ☆
- ☆ Easy access to Southampton and Motorway Network ☆
- ☆ Impressive Reception Areas for Visitors ☆
- ☆ Free Parking ☆
- ☆ Efficient and Conscientious Management ☆





When it comes to making you feel welcome we like to think that we have taken a lead from some of our predecessors, the Knights Hospitalliers of St John of Jerusalem who were here early in the 14th Century. For whilst you may not be intent upon making a pilgrimage — or indeed launching a crusade against the Saracens — we trust that the gracious surroundings of Rownham will let your firm grow quietly and put you in the right frame of mind to tackle anything. The bell surrounding the clock tower may disturb you on the hour but it's been ringing regularly since the clock was first wound up over 200 years ago. The present house was laid out in 1762 by Robert Barton on his return from Cairo where he was British Consul. If it was he who was responsible for selecting the clock then he may have picked up a few tips on clockwork from his great uncle, a certain Sir Isaac Newton, who knew a thing or two about mechanisms — celestial and otherwise.

Rownham House is a mellow, country mansion set amidst 9 acres of gardens and grounds with its own ornamental lake. It provides comfortable office suites of widely differing sizes both in the Main House and the adjoining Coach House. The Coach House itself is listed as a building of architectural importance.

During the preparation of this brochure the Daily Telegraph reported that South Hampshire has one of the fastest growing economies in Western Europe. Companies find that our offices are perfectly situated to benefit from this growth. And yet whilst the world spins faster every day, on our side of the garden wall there always seems time to catch one's breath, reflect and regain a sense of perspective.

The standard vocabulary of commercial property marketing does reveal its inadequacies when applied to Rownham House. Whilst our ingenious competitors a few miles down the road describe their unpromising glass containers as "prestigious", we prefer to be a little more understated. Perhaps then we could leave the last word to a visitor who, half way through his tour, stretched his arms, sighed, and said:

"... you know, it's really jolly nice here".

Jolly nice.