

11 The Avenue

SOUTHAMPTON, SO17 1XF

realest

TO LET

Prominent Office Building with Allocated Parking (Potential for Additional Spaces)

Excellent Location – Short Distance from Southampton City Centre

3,116 ft² – 7,522 ft²

Description

The offices provide modern and open plan office space that has undergone complete refurbishment with air conditioning, ceiling and lighting systems, WC and shower facilities. The office benefits from an abundance of natural light and a 1GB Virgin Media fibre line connection. There are allocated on-site parking spaces and the potential for additional spaces in close proximity to the building available by way of a separate licence.

Specification

- Prominent Detached Office Building
- Redesign & Refurbishment To Entrance Lobby
- Modern and Open Plan Office Space
- Air Conditioning System
- LED Lighting
- Brand New Kitchen and Meeting Room Recently Fitted
- WC & Shower Facilities
- Dedicated 1GB Fibre Line to Building
- EPC Rating – C71
- Generous Allocated Parking



Floor Area	Sq Ft	Sq M
Ground Floor Offices	3,116	289
Second Floor Offices	4,406	409
TOTAL	**7,522**	**698**



Ground Floor Offices



Second Floor Offices





New Ground Floor Reception

Location

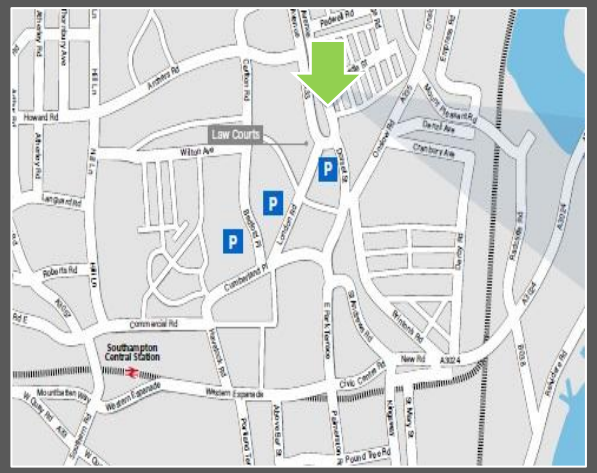
11 The Avenue is situated on one of the main arterial routes, on the corner of The Avenue and Middle Street, in and out of Southampton which connects the city to the M3 and M27 motorway networks with approximately 20,000 cars travelling past this building on a daily basis. There are a wide range of commercial users in the vicinity which includes office occupiers, retailers, hotels and a large residential population. Situated just outside of the City Centre, facilities are within easy access. London Road is within 0.3 miles of the building which provides convenience stores and other facilities. The property is situated south of Southampton Common, a Site of Special Scientific Interest, which provides 365 acres of parkland and woodland and is just a short distance from 11 The Avenue.

Terms

The property is available on a new lease at a rent of £21.50 psf.

Business Rates

All enquiries to Southampton City Council (www.voa.gov.uk).



Destinations	Miles
Southampton Railway Station	0.9
Junction 5, M27	3.2
Junction 14, M3 (for M3/M25)	2.9
Southampton Airport	3.8
Southampton Civic Centre	0.7
London Road Amenities	0.3



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VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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