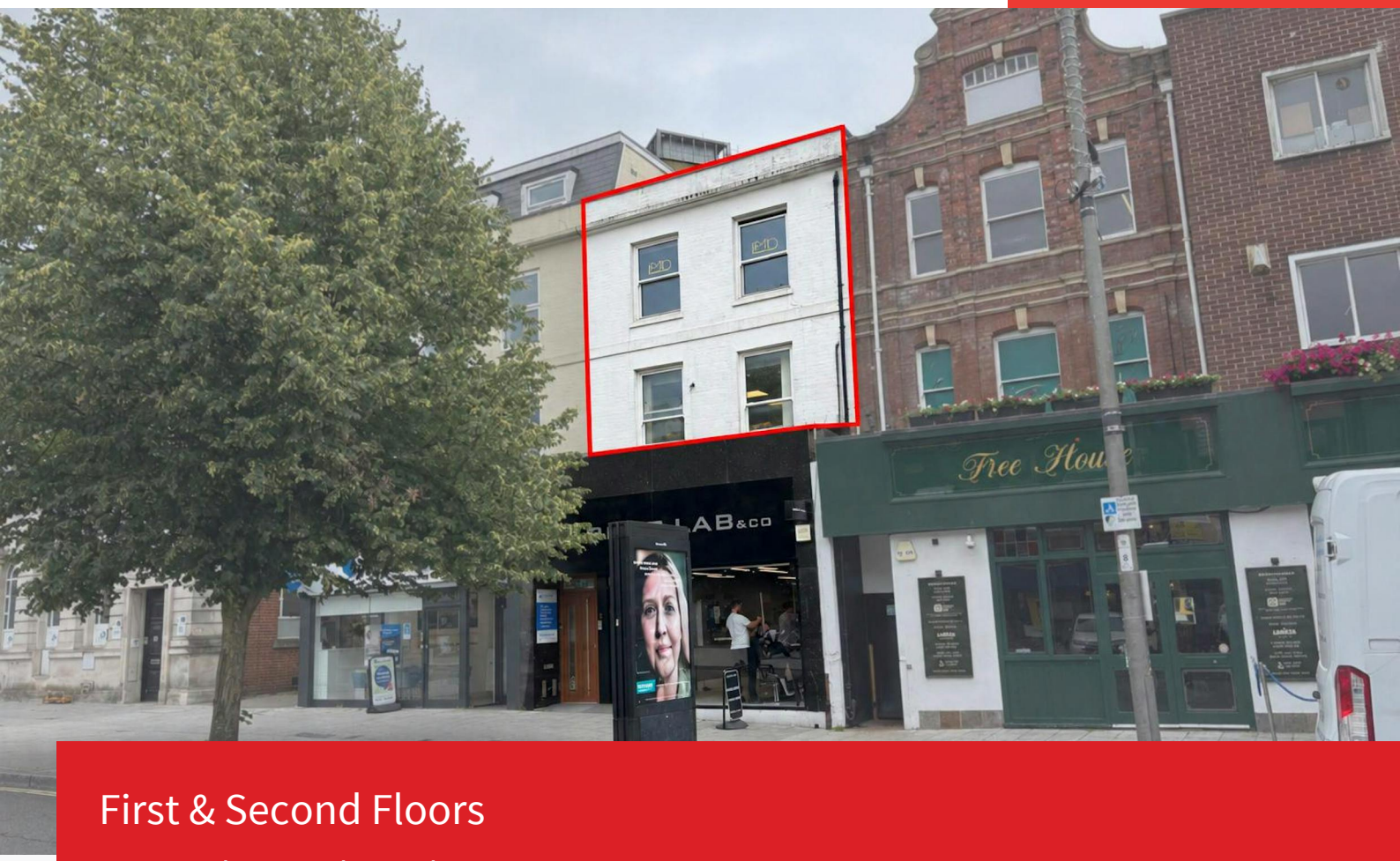
Office
TO LET

CURCHOD&CO



First & Second Floors

18A London Road, Southampton, SO15 2AF

Self -contained first and second floor offices

540 to 1,082 sq ft

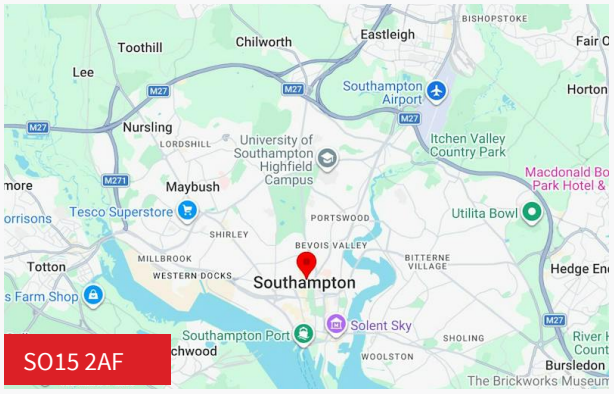
(50.17 to 100.52 sq m)

- Popular location
- Principal retail areas within walking distance
- 1.2m from Southampton city centre and West Quay Shopping Centre
- 1 mile from Southampton Central railway station
- Subject to Vacant Possession

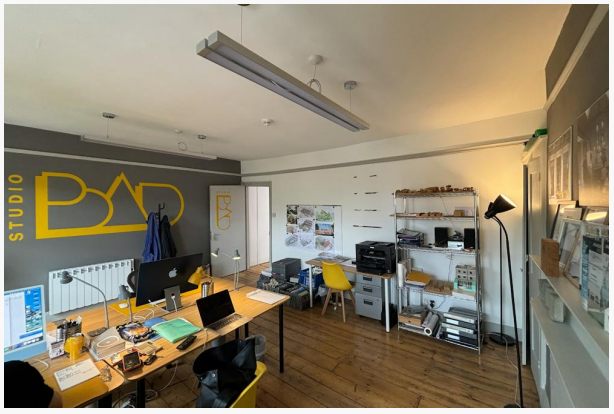
First & Second Floors, 18A London Road, Southampton, SO15 2AF

Summary

Available Size	540 to 1,082 sq ft
Rent	£8,000 - £13,500 per annum
Rates Payable	£4,622.40 per annum To be reassessed
Rateable Value	£10,700
Service Charge	£5,946 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)







Description

The premises comprises the first and second floors of 18a London Road Southampton. The self contained offices benefit from having private office, meeting room and kitchenette. The accommodation is accessed via a private staircase , directly from London Road.

The offices are available as a whole or on a floor by floor basis.

Location

The property is located within the City Centre boundary, within walking distance of Southampton Central Rail Station and the principal retail area of West Quay Shopping Centre, of which is approximately 10 minutes walking distance.

London Road itself has a range of professional services companies in occupation, along with nearby Bedford Place.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	544	50.54	Available
2nd	538	49.98	Available
Total	**1,082**	**100.52**	

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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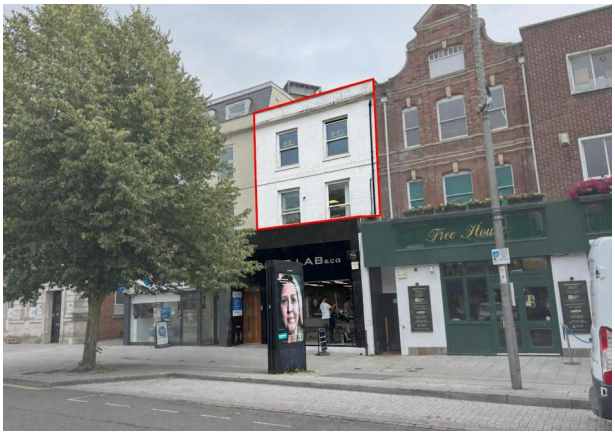
More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/11/2026



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