To Let

- Flexible or Short Terms Available
- Incentives Offered
- City Centre Location
- Car Parking on Site
- Air Conditioning



Keygrove
www.keygrove.com
023 8063 5333

Newly Refurbished City Centre Office Suite

2,765 sq ft (256.87 sq m)

Ground Floor Roman Landing, 35-37 St. Marys Place, Southampton, Hampshire, SO14 3HY

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Description

A fully refurbished modern office providing a spacious open-plan layout, ready for an occupier's preferred fit-out. The suite is available on either longer-term lease or shorter, flexible lease/licence arrangements, providing a range of occupational solutions.

The property has undergone a comprehensive refurbishment and benefits from new air conditioning, central heating and LED lighting throughout. WC facilities are provided, with kitchen provision to be agreed as part of offer discussions.

There are two allocated car parking spaces, with further spaces available by negotiation. There additional public car parking located in close proximity.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Ground Floor	**2,765**	**256.87**
Total	**2,765**	**256.87**

Energy Performance Certificate

To be assessed.





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Terms

Available on a new Internal Repairing Insuring (IRI) lease at an incentivised average rent of £36,800 per annum, subject to a service charge.

Incentive Details:
For a 5-year term, a 6 month rent free incentive will be granted, resulting in a headline rent of £40,100 per annum but averaging £36,800 per annum over the lease term.

Further incentives may be considered subject to terms.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

To be assessed. Whilst the assessment is being formalised, Keygrove can provide an indicative rateable value based on comparable VOA evidence from the building's other floors.

VAT

We are advised that VAT will be payable.





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Ground Floor Roman Landing, 35-37 St. Marys Place, Southampton, Hampshire, SO14 3HY

Location

The property is conveniently located off Kingsway, which is the inner ring road around Southampton city centre providing easy access to the M3 and M27.

The M3 motorway connects Southampton to London, while the M27 provides connectivity to Portsmouth and Bournemouth. Southampton Central station is located approximately 1 mile to the east and provides regular direct rail services to London Waterloo (1hr 20 mins)

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees 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 Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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