

To Let

- Fully Refurbished
- 2 Car Parking Spaces & Cycle Storage
- New Shower Room
- Air Conditioning




023 8063 5333

City Centre Office With Car Parking
674 - 1,796 sq ft (62.61 - 166.85 sq m)

Second Floor, 14-15 Brunswick Place, Southampton, Hampshire, SO15 2AQ

Description

The available premises comprise a 2nd floor open-plan office suite on the top floor of this building. The office suite and communal areas have recently been refurbished, providing an attractive and modern workspace. The office could also be provided as two separate suites of 674 and 1,002 sq ft the size of which can potentially be altered.

The office suite as currently configured, benefits from sensor controlled LED lighting, a shower room, new carpets, air conditioning, perimeter trunking and double glazing.

There are 2 car parking spaces and cycle storage. There is a kitchenette, refurbished WCs and a communal disabled WC. There is a passenger lift.

Accommodation (Approximate NIA)

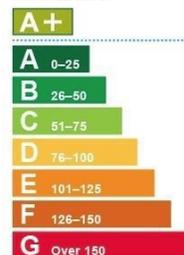
Floor	Area (sq ft)	Area (sq m)
Office	1,762	163.69
Kitchen	34	3.16
Total	1,796	166.85

Energy Performance Certificate

EPC rating B-37. A copy of the EPC is available on request.

Energy Performance Asset Rating

More energy efficient



37 This is how energy efficient the building is.

Less energy efficient



Second Floor, 14-15 Brunswick Place, Southampton, Hampshire,
SO15 2AQ

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £29,650 per annum exclusive.

Service Charge

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

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



Second Floor, 14-15 Brunswick Place, Southampton, Hampshire,
SO15 2AQ

Location

Brunswick Road is situated in the principal business district of Southampton, which is centred on London Road, Cumberland Place and Brunswick Place. The property is within a short walking distance of West Quay Shopping Centre (0.7 miles) and Southampton Central Railway Station (0.6 miles). Junction 14 of the M3 is within approximately 4 miles, with access via Bassett Avenue. On street car parking is available in Brunswick Place and the surrounding roads, with various public car parks also situated within a 5 minute walk.

Contact/Viewing details

Strictly by appointment through joint sole agents KEYGROVE CHARTERED SURVEYORS or PULLEN ASSOCIATES. Estate Agents Act Under the Estate Agents Act we are obliged to advise interested parties that a director of Pullen Associates has an interest in the property.

For all enquiries:

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

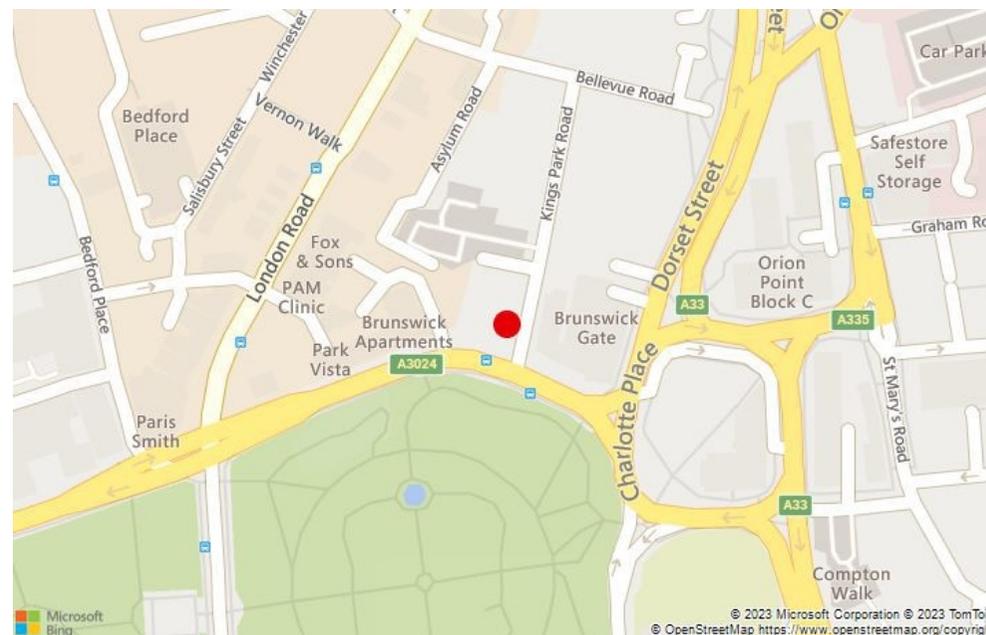
James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07717 767478**

Richard Pullen

Email: richard@rpullen.co.uk
Direct Dial: **023 8000 2500**
Mobile: **07769 338937**

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

Date published 21-Dec-2023

