

## TO LET

First Floor Office

# First Floor Cobalt Quarter, Maritime Walk, Southampton, Hampshire, SO14 3JY

## Key Features

- Net Internal Area 1,200 Sq Ft (111.48 Sq M)
- Asking rent £30,000 per annum, exclusive
- Close to local amenities
- Approximately 1 mile from Woolston Train Station
- Air conditioning and LED lighting
- Allocated parking space



**GET IN TOUCH:** 023 8022 2292 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)

Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

## Location

Ocean Village is a mixed-use marina with a variety of offices, residential apartments, waterfront hotels and restaurants and convenience stores. Cobalt Quarter is situated 0.7 miles to the South East of Southampton City Centre, and 1.2 miles away from Southampton Central Railway Station.

## Description

The Cobalt Quarter building is ideally located within Ocean Village and benefits from floor to ceiling windows providing unobstructed views of the marina. Internally, the first floor space provides an open plan, bright and modern environment for any business to take occupation, with additional benefits including dedicated kitchen, WC and shower facilities. The property also has a dedicated key code entry system, and 1 allocated parking space (additional parking spaces can be negotiated by way of separate agreement).



What3words: [deeper.claps.comb](https://www.what3words.com/deeper.claps.comb)

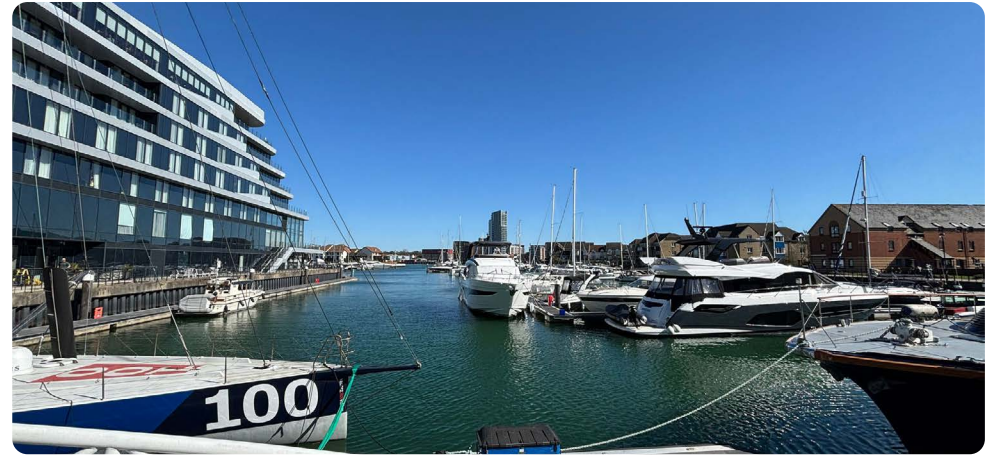
## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1,200	111.48

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



## VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating

To be assessed

## Rateable Value

2026/27 Rating

To be assessed

Source [www.gov.uk/find-business-rates](https://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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