

ONLY
4,299 SQ FT REMAINING



TO LET

Modern Offices Fully Refurbished
Marina Views - Great Parking

Size available **4,299 sq ft (399.39 sq m)**

THE
Quay

OCEAN VILLAGE SOUTHAMPTON

The Quay, 30 Channel Way, Ocean Village, Southampton SO14 3TG



The Quay

The Quay is situated approximately 3/4 miles south west of Southampton City Centre within Ocean Village, a mixed-use marina comprising offices, residential apartments and waterfront bars and restaurants.

It is an established office location with major occupiers including **PWC**, **BDO**, **Barclays** and **Your Move**.

Description

The Quay is a purpose built, newly-refurbished four storey office building situated in the sought-after waterfront location of Ocean Village.

The building, which is of traditional construction, was built in the late 1990's and has been fully refurbished to provide high quality accommodation. Each floor benefits from both male and female WCs, with disabled facilities on alternate floors. The Quay benefits from its own private parking area, with occupiers also being able to make use of the abundance of parking that Ocean Village provides. The parking ratio is circa 1:210 sq ft.

The newly refurbished reception and entrance doors provide dual access from both the public and private parking areas, ensuring a great client experience from car park arrival through to office suites via the impressive newly refurbished reception area and refreshed lift and stair access.

The refurbishment includes:

- New A/C
- New Ceilings
- New LED Lighting
- New Carpets
- New Reception Area
- New WC's

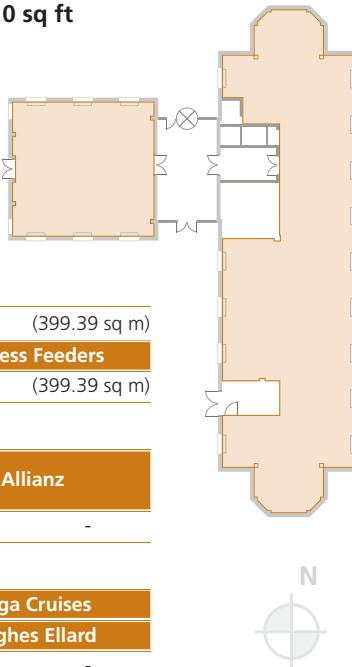


Specification

The available accommodation is situated in two wings over the four storeys of the building with the following specification:

- Fully refurbished
- Raised floors
- Air conditioned
- LED lighting
- Marina views
- Suspended ceilings
- 1 parking space per 210 sq ft

Typical floor plan



Ground Floor

Large Wing	4,299 sq ft	(399.39 sq m)
Small Wing	Let to X-Press Feeders	
Total	4,299 sq ft	(399.39 sq m)

First Floor

Large Wing	Let to Allianz	
Small Wing	-	
Total	-	-

Second Floor

Large Wing	Let to Saga Cruises	
Small Wing	Let to Hughes Ellard	
Total	-	-

Third Floor

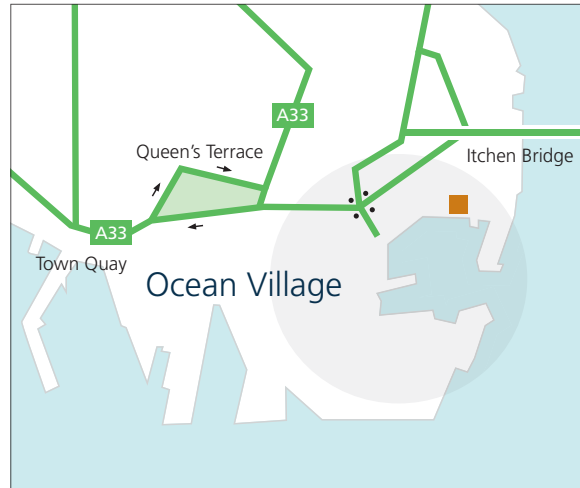
Large Wing	Let to Petrofac	
Small Wing	Let to Parallel Translations	
Total	-	-

Total	4,299 sq ft	(399.39 sq m)
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Offices currently being comprehensively refurbished.

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition).



Distances from The Quay	
Southampton City Centre	3/4 mile
Southampton Railway Station	1 3/4 miles
Southampton International Airport	4 miles
Motorway Network	3 miles

THE Quay

Terms

Suites are available either separately, or combined by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

On application.

Service charge

A service charge is payable - details available upon request.

Rateable Value

Business rates are payable.

The property is to be reassessed into separate hereditaments. All parties to undertake their own investigations.

Legal costs

Each party to be responsible for their own legal fees.

Energy Performance Certificate

C60

Viewing

Strictly by appointment through the joint sole agents:

Emma Lockey

d: 023 8020 6312

m: 07825 357481

emma.lockey@cbre.com

Nik Cox

d: 023 8022 4080

m: 07870 557410

n.cox@vailwilliams.com



Misrepresentation Act 1985

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