



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

High quality office suite with parking

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



KEY FEATURES

Modern office suite in a fully refurbished building

Air conditioned

8 car parking spaces

Secure cycle storage

Shower facilities

'Plug and Play' available

1,683 sq ft sq ft (156.4 sq m)

Fitted board room and separate kitchen facilities

Call us on: 02382 022 111

Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The available suite is approximately square in shape, with a partitioned off entrance lobby and board room, with the main space partially divided by open glass partitions.

Furniture and other fixtures and fittings are also being offered along with the suite, giving it the ability to be 'plug and play'

Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Part Second Floor	156.4	1,683

Rent

£32,820 per annum plus VAT

Terms

The premises are available by way of a sublease to expire no later than 24 September 2020.

A longer term may be available by way of separate agreement.

Business Rates

According to the VOA, the space is assessed as offices and premises with a 2017 Rateable Value of £25,500

Service Charge

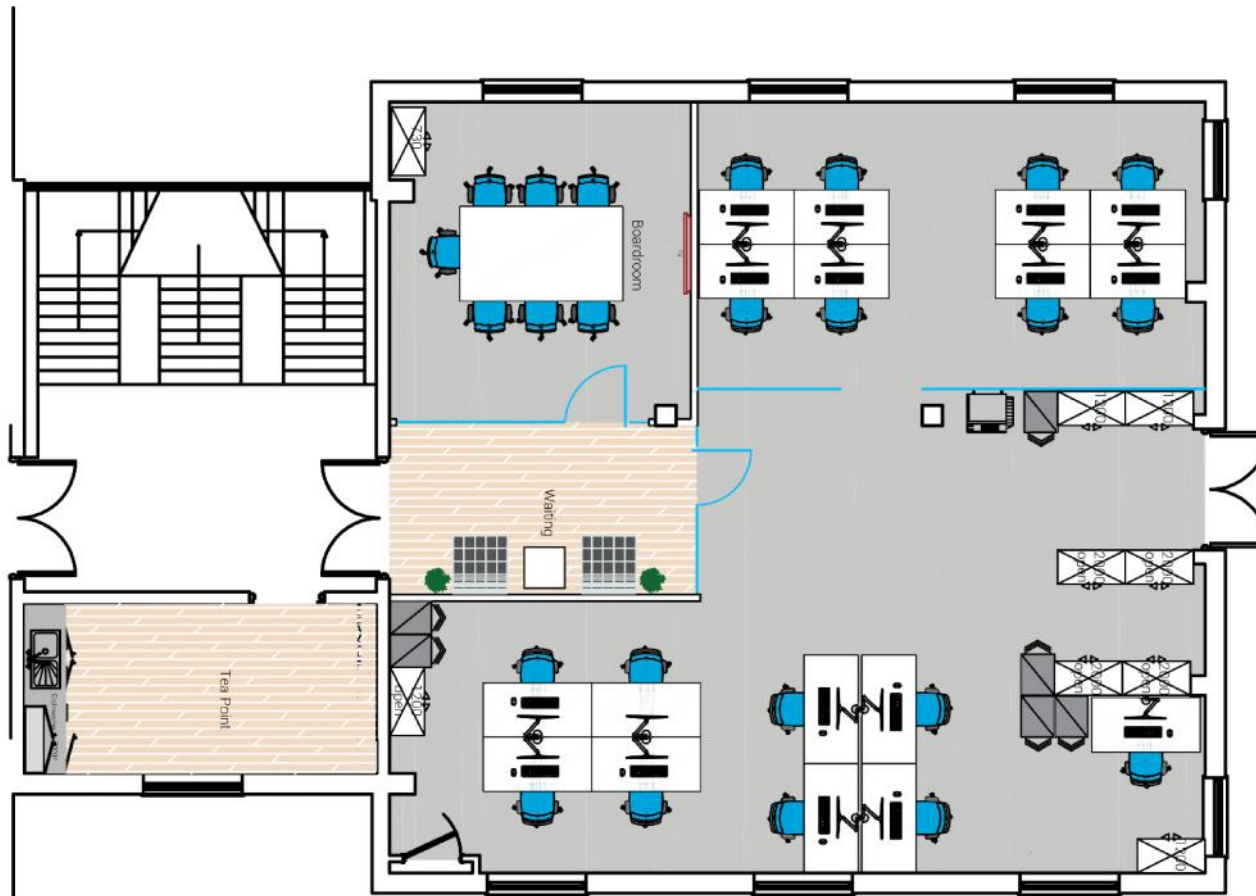
There is a service charge for the communal running costs of the building together with estate management. The current service charge equates to £9,949.47 plus VAT (excluding utilities).



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Plan showing existing layout (desk layout has however been subsequently changed)



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Location

The property is situated in Ocean Village adjacent to the Marina and close to the restaurants and bars.

Southampton is well served by the main rail network which provides a direct line to London Waterloo with a commute time of approximately 1 hour 20 minutes.

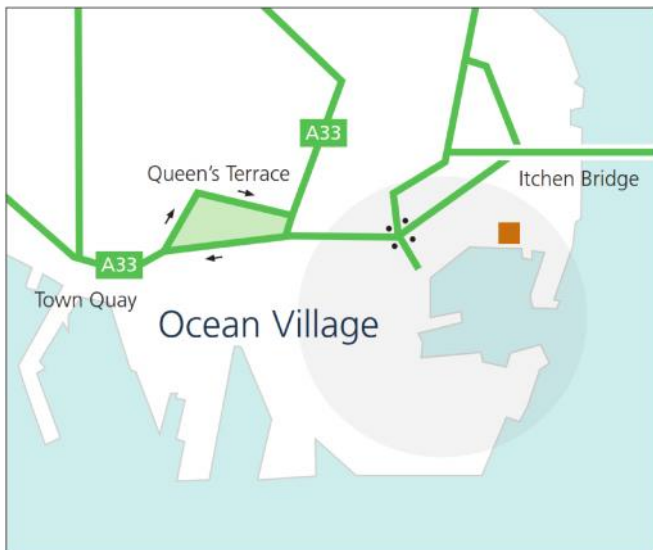
The City also benefits from an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.

Viewing

Strictly by appointment with the joint sole agents:

Jason Webb
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