

# TO LET

**1,100 sq ft**

**City Centre Offices**

**1<sup>st</sup> and 2<sup>nd</sup> Floors**

**17 London Road**

**Southampton**

**SO15 2AE**

- **Own front door, self-contained**
- **Car parking**
- **Recently refurbished**
- **Low rent only £10,000 pa**



## Location

In a prominent and busy position in the main business district of the City Centre

## Description

Self-contained offices at first and second floor levels with a separate London Road entrance. Internally there are open plan areas on each floor plus separate meeting rooms. Male and female WCs and a kitchenette area

There is parking to the rear

## Accommodation

*Ground floor*

Separate entrance

*First floor*

Offices .....654 sq ft

*Second floor*

Offices .....446 sq ft

**TOTAL .....1,100 sq ft (102.20 sq m)**

All floor areas referred to are net internal approximate.

## Features

- Double glazing
- WCs on both floors
- No VAT
- New Heating
- Carpeting
- Close Starbucks, Tesco Express etc
- 2 x Car spaces at rear (in tandem)
- Perimeter trunking



## Rateable Value

Source [www.voa.gov.uk](http://www.voa.gov.uk) on 22 August 2024

Rateable Value – £8,100

UBR - £0.499 (2024/2025)

*To be checked by the ingoing occupier. If the tenant qualifies as a small business, they may be eligible for substantial business rates relief*

## Lease

Available on a new 5-year lease with break options. Either landlord or tenant can break the lease at any time subject to 3 months notice and payment of £3,000 to the other party. Full repairing and insuring basis. The lease will be Excluded from Protection under The Landlord and Tenant Act 1954. A personal guarantee is required from the tenant, or a 3 month rent deposit is payable

## Service charge

A service charge is payable

## Rent

**£10,000 pa exclusive** (only £9.09 psf)

## EPC

The EPC rating is D80. A copy of the EPC report is available upon request

## Further information

### Contact the sole agents Holt Consult

**01794 518 755**

**[info@holtconsult.co.uk](mailto:info@holtconsult.co.uk)**

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