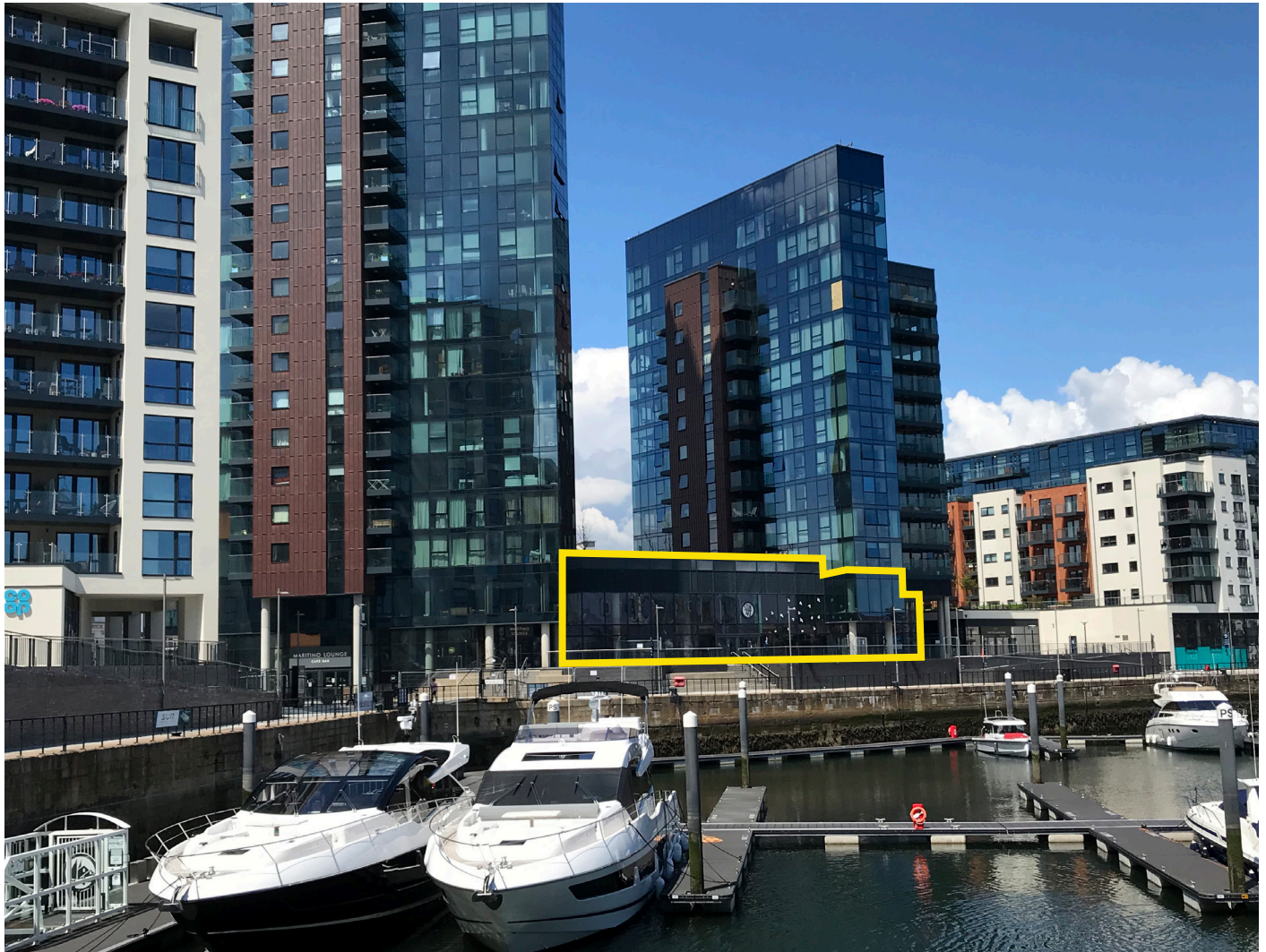


TO LET WATERSIDE A1/A3/A4 UNITS

UNITS 2,3 & 4 ADMIRALS QUAY

Ocean Village, Ocean Way, Southampton SO14 3LN



Key Highlights

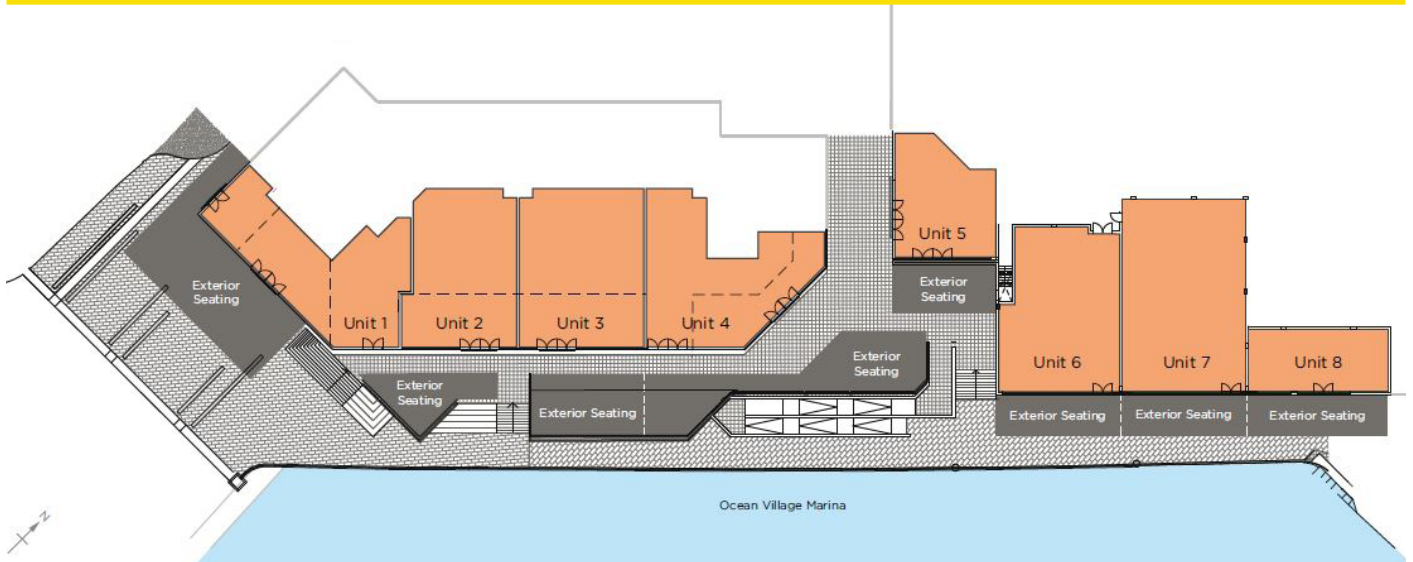
- 3 restaurant/retail units from 3,444 - 4,424 Sq Ft (320 - 411 Sq M) GIA
- Benefitting from views accross Ocean Village Marina
- Units configured to provide ground and mezzanine floors
- Includes external waterfront terraces
- Prominent position in mixed use development including 5-Star Harbour Hotel, offices and residential
- Guide rent £15.00 per Sq Ft with incentives available

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton, SO14 0TB

+44 (0) 23 8071 3900

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Indicative site plan (not to scale)

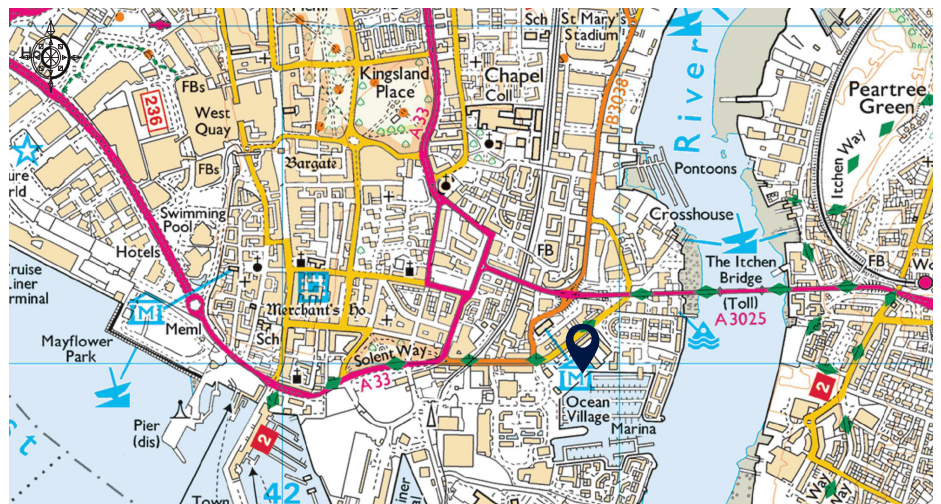
Location

The properties are situated in the waterfront location of Ocean Village at the southern end of central Southampton. The mixed use residential and commercial development includes the prestigious Harbour Hotel and Jetty Restaurant, 326 berth marina, Maritimo Lounge, Banana Wharf and Blue Jasmine Asian fine dining restaurant. Nearby are several Grade A specification office buildings.

Description

Unit 3 previously traded as Steak of the Art and benefits from being part-fitted. Units 2 and 4 are finished to shell and core with capped services. The properties are of a steel-frame and block construction with fully glazed frontages and double-height floor to ceiling.

The units benefit from external customer areas which provide views across the marina development.



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Accommodation

Below are approximate Gross Internal Areas:

UNIT	GROUND FLOOR		MEZZANINE		TOTAL		EXTERNAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
2	2,260	210	1,184	110	3,444	320	603	56
3	2,637	245	1,410	131	4,047	376	969	90
4	2,465	229	1,959	182	4,424	411	1,668	155

Rent & Lease

Rental offers of £15.00 per Sq Ft are invited for the benefit of a new Full Repairing and Insuring Lease on negotiable terms. Service charges are to be confirmed. SDLT and VAT are applicable. Incentives are available.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Business Rates

Unit 3 is entered on the 2017 Rating List with a Rateable Value of £75,423. The multiplier for 2020/2021 is £0.512. Other units are to be assessed. Please visit the VOA website for updated information.

EPC

To be assessed.

Viewing

For a formal viewing please contact the sole letting agents, Savills.



Contact

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