

SELF-CONTAINED, REFURBISHED WATERSIDE OFFICE 1 ARIADNE HOUSE



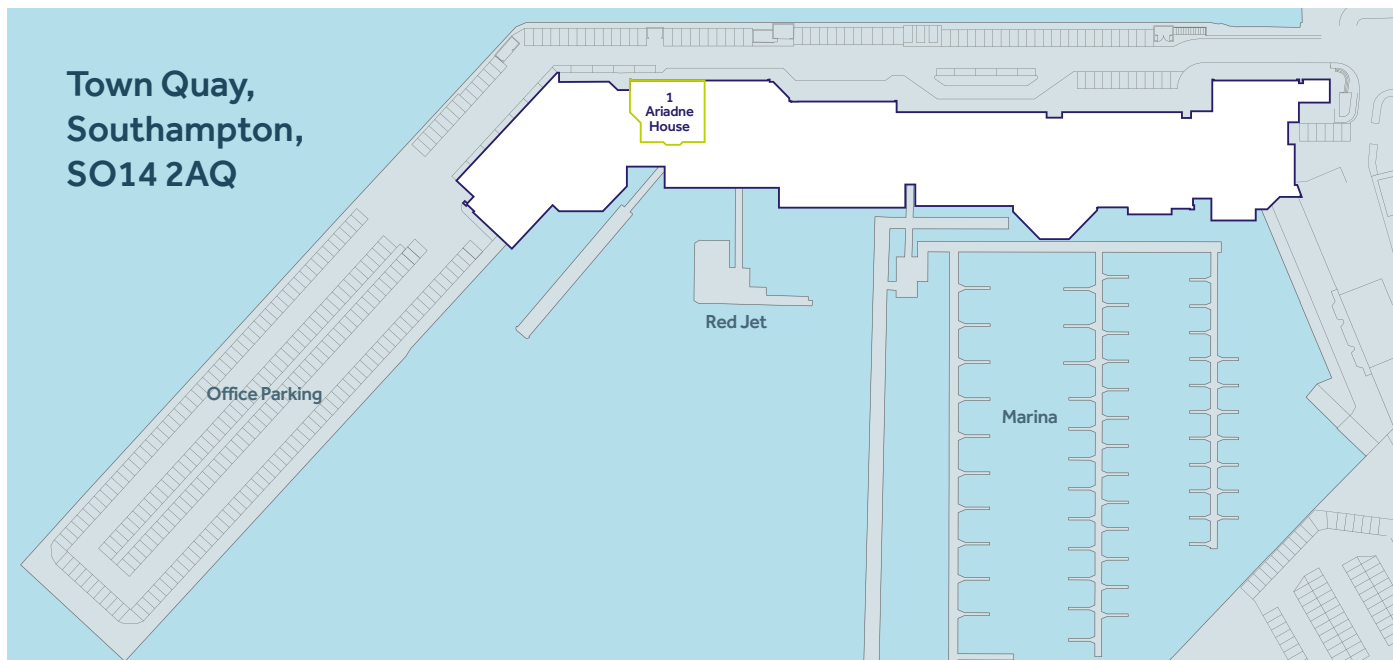
TO LET

Benefits include:

- 3,074 sq ft (285.58 sq m)
- Prominent waterside location
- Ground floor
- LED lighting
- New air conditioning
- Shared shower facilities
- Perimeter trunking
- WCs
- Kitchen facilities
- Car parking for 10 cars



Town Quay, Southampton, SO14 2AQ

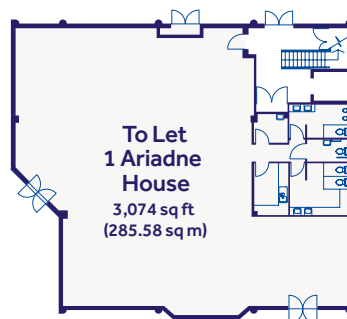


Description

1 Ariadne is a ground floor office suite within Town Quay. 1 & 3 Ariadne can be combined to provide 5,957 sq ft (553.41 sq m). This can be accessed via the shared common part staircase. The property has undergone a full refurbishment and benefits from open plan office space with new air conditioning, LED lighting and it's own W/C and kitchen facilities.

Accommodation

The property has been measured in accordance with the International Property Measuring Standards (IPMS3) November 2014 and has a floor area of **3,074 sq ft (285.58 sq m)**.



EPC

C73.

Terms

These premises are available on a new lease with terms to be agreed.

Service Charge

Estimated at £13,000.

Rent

£61,480 per annum exclusive of VAT, rates and service charge.

Rateable Value

The rateable value is estimated at £44,750 but will require re-assessment by the VOA. However, interested parties are advised to confirm the accuracy of this information.

Legal Costs

Both parties to pay their own legal costs.

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15534.003 | August 2018

For further Information

or to arrange a viewing please contact:



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Indicative floor plan for illustration purposes

SELF-CONTAINED, REFURBISHED WATERSIDE OFFICE

3 ARIADNE HOUSE



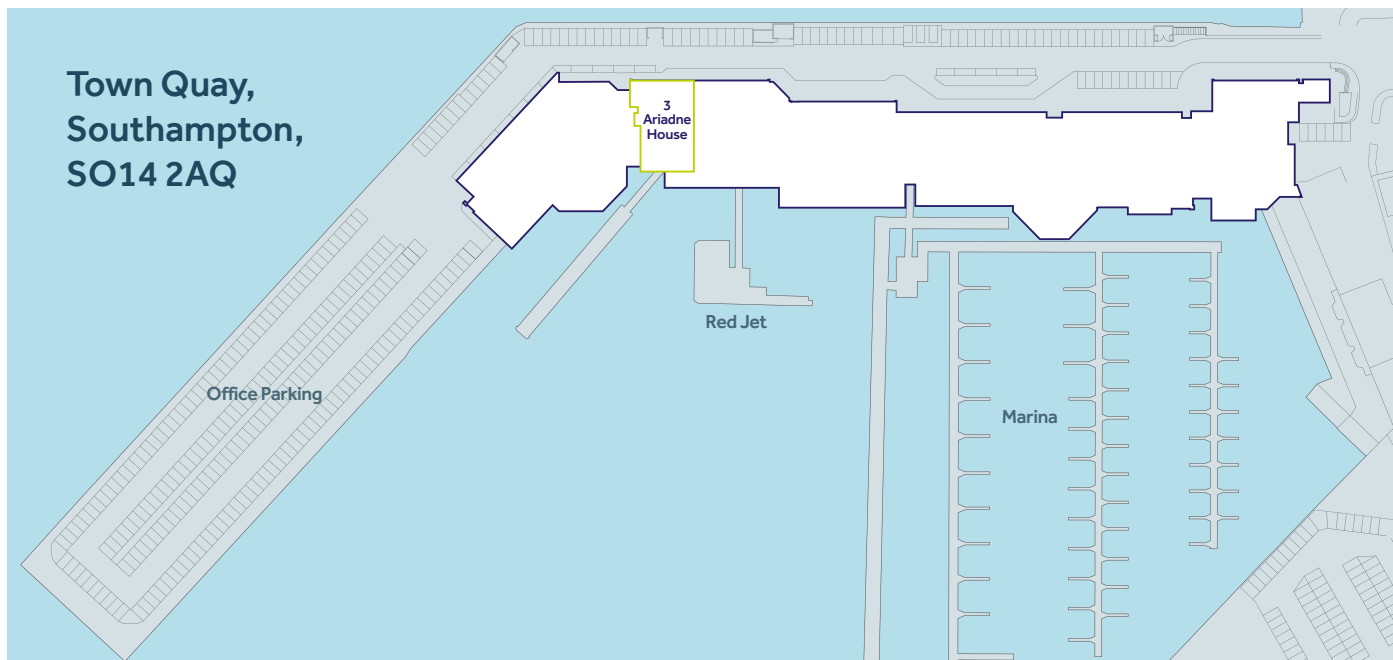
TO LET

Benefits include:

- 2,883 sq ft (267.84 sq m)
- Prominent waterside location
- Picturesque views
- Sun balcony
- First floor
- LED lighting
- New air conditioning
- Shared shower facilities
- Perimeter trunking
- Car parking for 9 cars



Town Quay, Southampton, SO14 2AQ

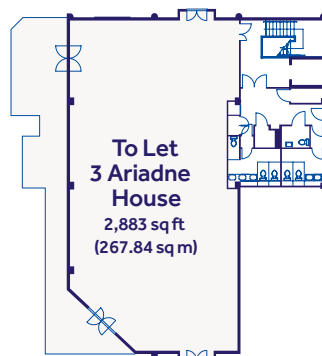


Description

3 Ariadne is a first floor office suite within Town Quay. 1 & 3 Ariadne can be combined to provide 5957 sq ft (553.41 sq m). This can be accessed via the shared common part staircase. The property has undergone a full refurbishment and benefits from open plan office space with new air conditioning, LED lighting, sun balcony surrounding the suite.

Accommodation

The property has been measured in accordance with the International Property Measuring Standards (IPMS3) November 2014 and has a floor area of **2,883 sq ft (267.84 sq m)**.



Indicative floor plan for illustration purposes

EPC

C73.

Terms

These premises are available on a new lease with terms to be agreed.

Service Charge

Estimated at £12,500.

Rent

£60,540 per annum exclusive of VAT, rates and service charge.

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Rateable Value

The rateable value is estimated at £41,950 but will require re-assessment by the VOA. However, interested parties are advised to confirm the accuracy of this information.

Legal Costs

Both parties to pay their own legal costs.

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SELF-CONTAINED, REFURBISHED WATERSIDE OFFICE **7 BERESFORD HOUSE**



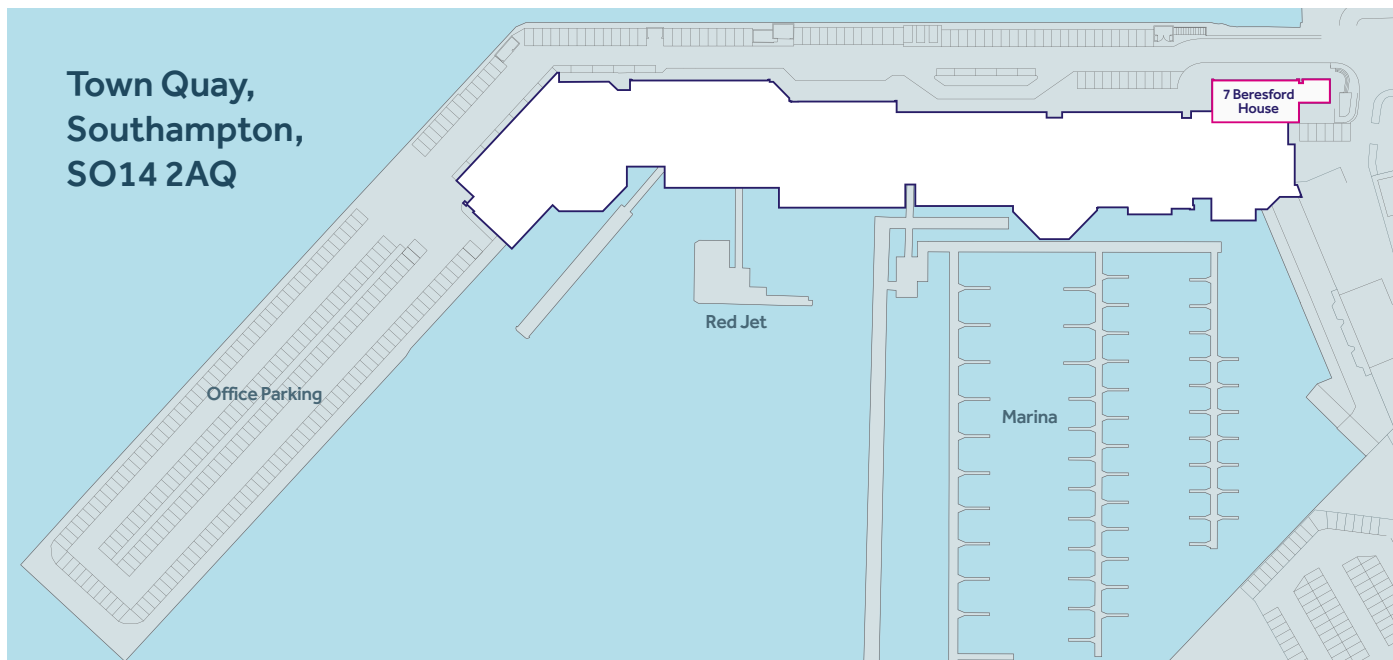
TO LET

Benefits include:

- 3,150 sq ft (292.64 sq m)
- Views over Southampton Water
- Prominent waterside location
- Open plan
- Underfloor trunking
- LED lighting
- New air conditioning
- WCs and kitchen
- Shared shower facilities
- Car parking for 10 cars



**Town Quay,
Southampton,
SO14 2AQ**

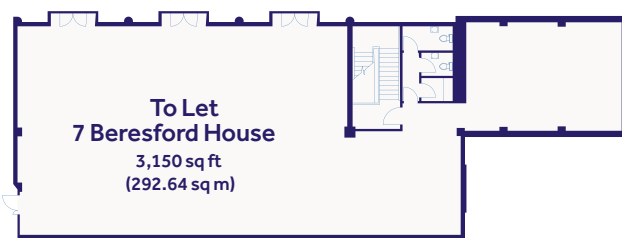


Description

7 Beresford House is a self-contained first floor office suite within Town Quay. The property has undergone a full refurbishment and benefits from open plan office space with LED lighting, new air conditioning, w/c and kitchen.

Accommodation

The property has been measured in accordance with the International Property Measuring Standards (IPMS3) and has a floor area of **3,150 sq ft (292.64 sq m)**.



Indicative floor plan for illustration purposes

EPC

D78.

Terms

These premises are available on a new lease with terms to be agreed.

Service Charge

Estimated at £15,000.

Rent

£63,000 per annum exclusive of VAT, rates and service charge.

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Rateable Value

We are advised by online enquiry via www.voa.gov.uk that the property has a rateable value of £44,750 per annum. However, interested parties are advised to confirm the accuracy of this information.

Legal Costs

Both parties to pay their own legal costs.

For further Information

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SELF-CONTAINED, REFURBISHED WATERSIDE OFFICE 1 BERESFORD HOUSE



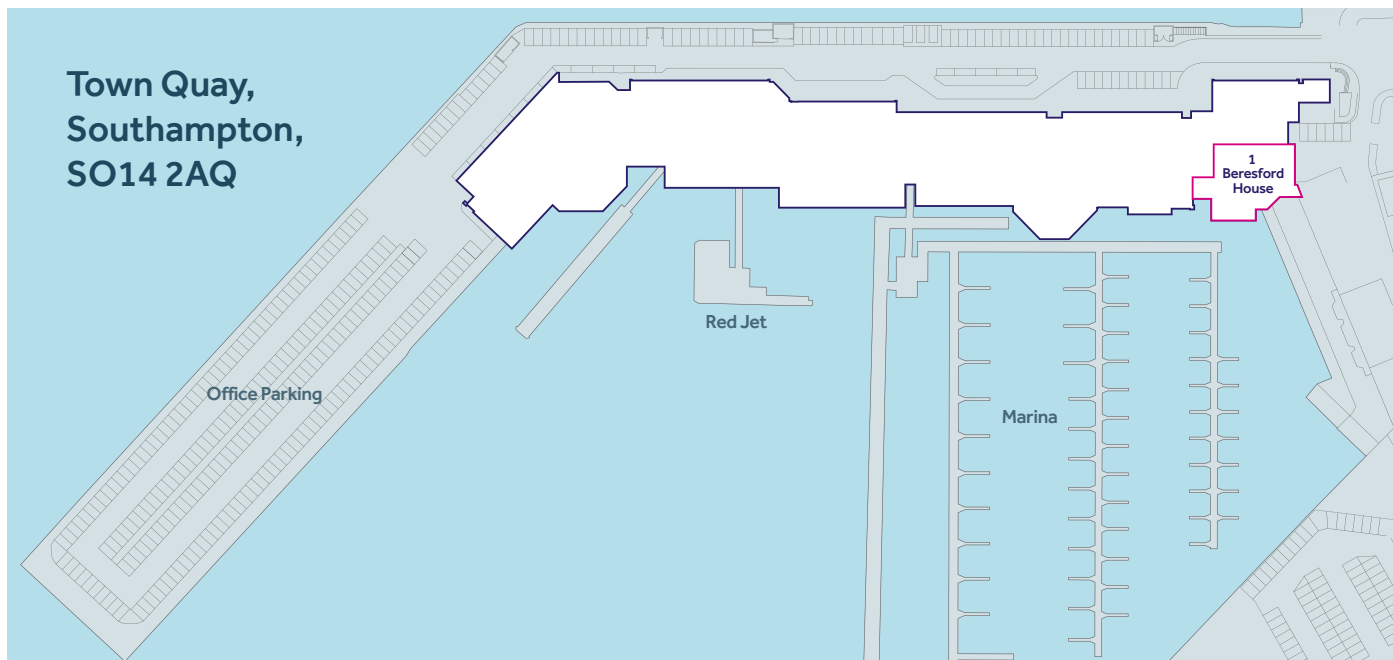
TO LET

Benefits include:

- 4,997 sq ft (464.24 sq m)
- Double height space
- Views over Southampton Water
- Prominent waterside location
- Open plan
- LED lighting
- New air conditioning
- WCs and kitchen
- Shared shower facilities
- Car parking for 16 cars



**Town Quay,
Southampton,
SO14 2AQ**



Description

1 Beresford house is a self-contained ground floor office suite within Town Quay. The property is currently undergoing a full refurbishment and will benefit from open plan office space with LED lighting, new air conditioning, w/c and kitchen.

Accommodation

The property has been measured in accordance with the International Property Measuring Standards (IPMS3) and has a floor area of **4,997 sq ft (464.24 sq m)**.



Indicative floor plan for illustration purposes

EPC

TBC on completion of works.

Terms

The premises is available on a new lease with terms to be agreed.

Service Charge

On application.

Rent

On application.

Rateable Value

The property to be reassessed following completion of the office refurbishment.

Legal Costs

Both parties to pay their own legal costs.

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