

Office | For Lease



CBRE

3<sup>rd</sup> Floor, The Quay, 30 Channel Way,  
Ocean Village, Southampton SO14 3TG  
3,600 sq ft (334.45 m sq)

High Quality Modern Office Space



3<sup>rd</sup> Floor suite

17 Car parking spaces

High Quality reception

LED lighting

Open plan floor plate

Suspended ceilings

Lift access

Air Conditioning

# The Quay

# To Let

## Second Floor Office Space

### Location

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 and Barclays.

### Description

The Quay is a purpose built four storey office building situated in the sought-after waterfront location of Ocean Village. The building 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. The recently 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 recently refurbished reception area and refreshed lift and stair access.

### Rent

£27.50 per sq. ft. exclusive of rates, service charge and all other outgoings.

### Terms

Available on a new lease from the landlord.

### EPC

Energy performance certificate C (60).

### Rates

The rateable value is understood to be £66,000. Occupiers are advised to confirm this on [www.voa.gov.uk](http://www.voa.gov.uk)

### Accommodation

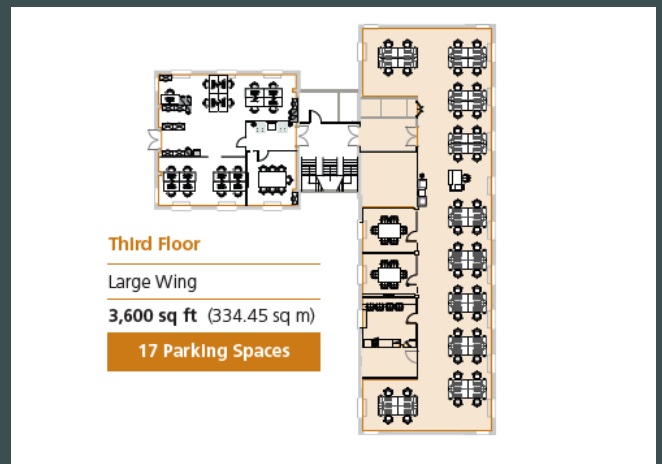
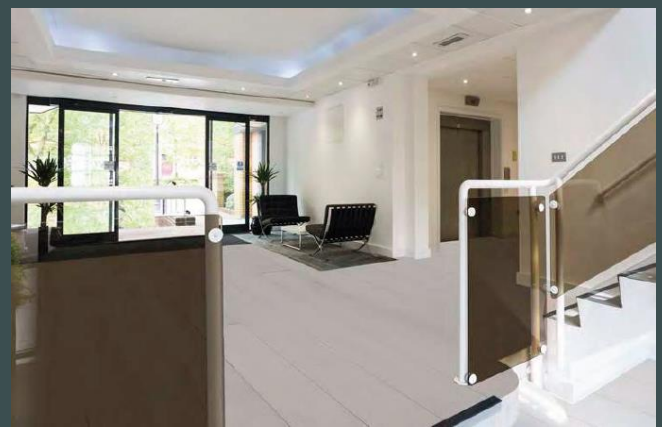
The property is 3,600 sq. ft. (334.45 m. sq).

### Parking

17 Spaces.

### Service Charge

A service charge is payable – details available upon request.



## Contact Us

Emma Lockey  
[Emma.Lockey@cbre.com](mailto:Emma.Lockey@cbre.com)  
M +44 (0) 7825 357481

Joss Gray  
[Joss.gray1@cbre.com](mailto:Joss.gray1@cbre.com)  
M +44 (0) 7392 285000

Nik Cox – Vail Williams  
[ncox@vailwilliams.com](mailto:ncox@vailwilliams.com)  
M +44 (0) 7870 557410

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

