

Including
Generous Parking



To Let

High Quality Modern Offices - Recently Refurbished
Marina Views - Great Parking

Sizes from
895 sq ft to 5,460 sq ft
(83.15 sq m to 507 sq m)

THE
Quay

OCEAN VILLAGE SOUTHAMPTON

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



The Quay

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, recently refurbished four storey office building situated in the sought-after waterfront location of Ocean Village.

The building, which is of traditional construction, 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, with occupiers also being able to make use of the abundance of parking that Ocean Village provides.

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. The specification includes:

- Air conditioning
- Suspended ceilings
- LED lighting
- Carpets
- High quality reception
- Some suites offer Water Views

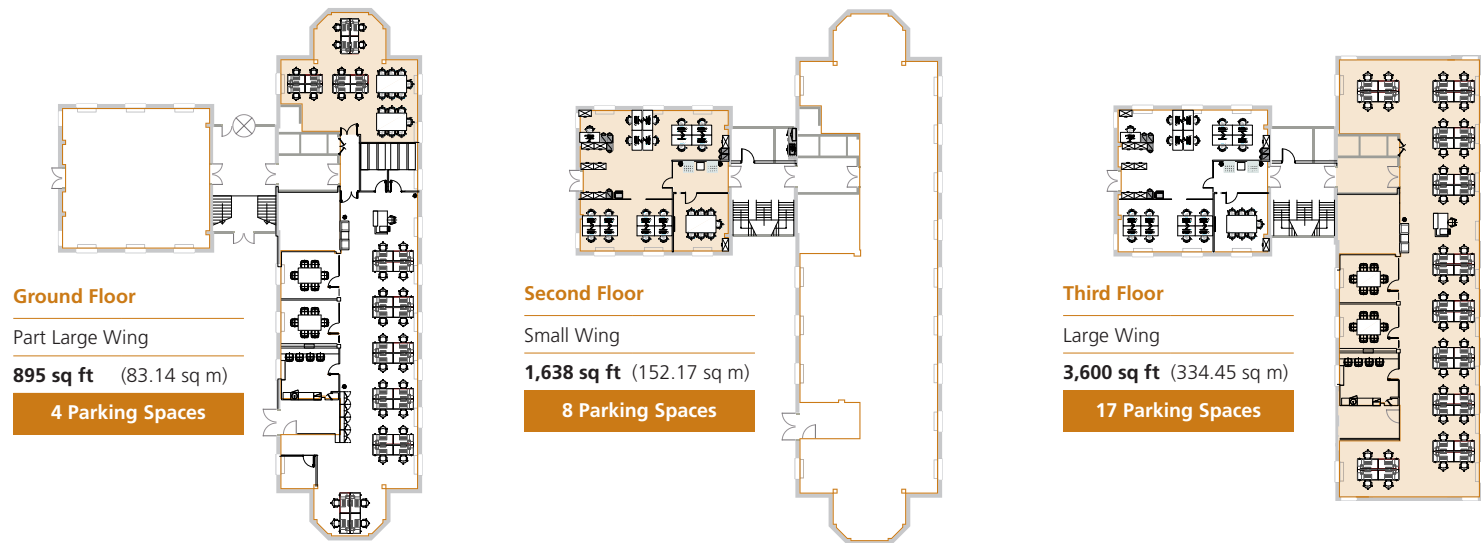


Specification

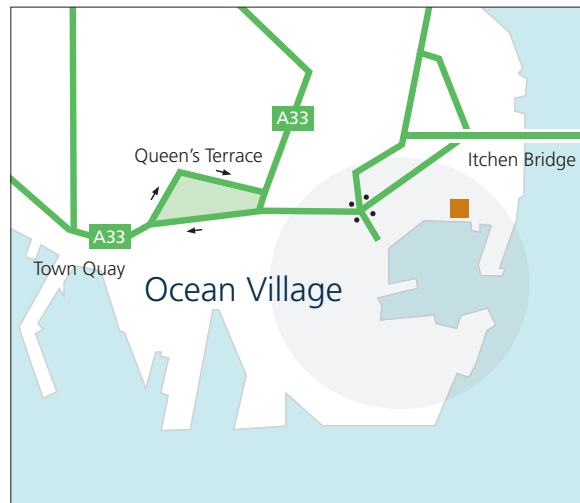
The available accommodation is situated in two wings over the four storeys of the building with the following specification:

- Raised floors
- Air conditioned
- LED lighting
- Marina views
- Suspended ceilings

A further 1,860 sq ft is available on the 3rd floor subject to surrender of an existing lease. Therefore the whole of the 3rd floor could be available extending to 5,460 sq ft.



Example office suite.



THE Quay

■ Terms

Suites are available either separately, or combined by way of a new Full Repairing and Insuring lease, for a term to be agreed.

■ Rent

On application.

■ Service charge

A service charge is payable - details available upon request.

■ Rateable Values

Potential occupiers are advised to make their own enquiries via:

www.voa.gov.uk

■ Legal costs

Each party to be responsible for their own legal fees.

■ Energy Performance Certificate

C60.

■ Viewing

Strictly by appointment through the joint sole agents:

Emma Lockey

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Distances from The Quay

Southampton City Centre 3/4 mile
 Southampton Railway Station 1 3/4 miles

Southampton International Airport 4 miles
 Motorway Network 3 miles