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TO LET ON NEW LEASE FIRST & SECOND FLOOR OFFICES

APPROX 1031 SQ FT

**153a HIGH STREET
SOUTHAMPTON SO14 2BT**

LOCATION & DESCRIPTION

These premises occupy a convenient High Street position in the City Centre, nearly opposite the refurbished Dolphin Hotel (Mercure) and in the company of a variety of retail shops, recruitment and insurance offices, cafes and bars. Bargate and Above Bar are a few yards to the north.

The street itself is seeing an increasing number of tenants, especially cafes and restaurants. There is on street car parking and a number of public car parks within a short walk.

ACCOMMODATION

Approached via a self contained entrance on High Street the offices are situated on the first and second floors above the High Street Café.

They have mainly double glazed windows with some night storage heating and are available on a flexible basis at a realistic rent.

EPC

Rated E - 123



First floor

Offices, staff room and WC

Net Area - 628 sq ft

Second floor

Three Offices

Net Area - 403 sq ft

Total net area - 1031 sq ft

TERMS

Available to let on a new lease for a term to be agreed at a rent of £8500 pa exclusive of rates, service charge and VAT (if applicable)

RATES

RV £9000 (2010 listing)

VIEWING

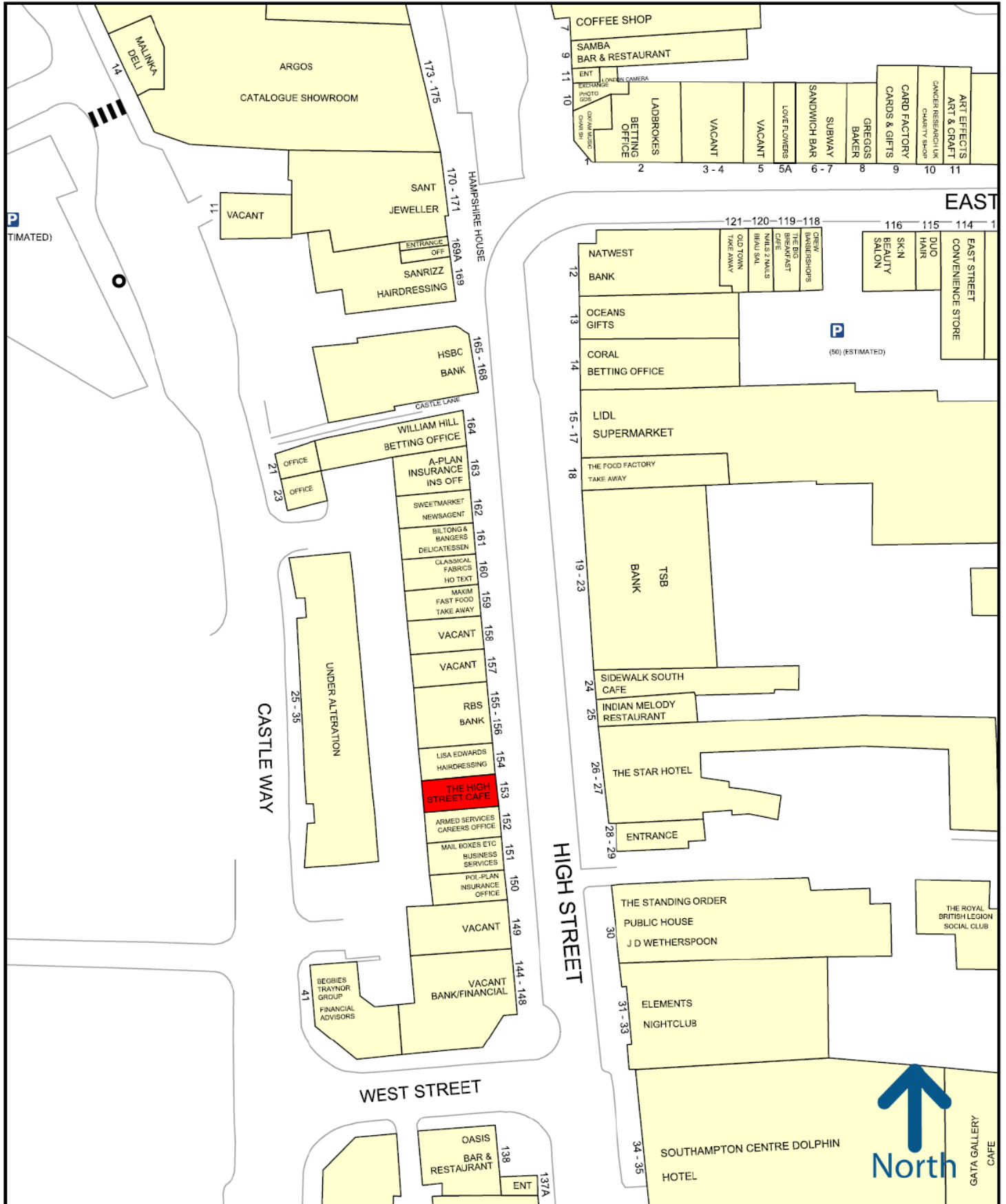
By appointment with the sole agents Osmond Brookes 023 8000 2020

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These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



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