

Karoo House, Old Lyndhurst Road, Cadnam, Southampton, Hants SO40 2NL

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**Commercial  
Property Consultants**

## SELF-CONTAINED OFFICE BUILDING WITH PARKING



**Located in main business district of the city in popular retail location  
Favoured location with numerous estate agents, also close to Tesco Express,  
Starbucks, Subway - On street car parking & close to many public car parks  
2 car parking spaces. Close to various hotels and office buildings**

# TO LET

**Hammond Court, 22 London Road  
Southampton SO15 2AF**

**185.5 m<sup>2</sup> (1,997 ft<sup>2</sup>) with car parking**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

The property is situated in the principal business district of Southampton which is centred on London Road, Cumberland Place and Brunswick Place. London Road (the A33) links Southampton City Centre northwards to the M3 Motorway to Winchester, and London.

There are various significant office buildings in the general London Road area together with the Southampton Combined Law Courts. It is a popular retail location, which has been favoured by estate agents for many decades. Occupiers close by include Tesco Express, Subway, Lloyds Bank, Starbucks Ryman's/Post Office, and numerous corporate and independent estate agents.

The Property is close to the Jury's Inn Hotel and also within a short walking distance of Above Bar and The West Quay Shopping Centre.

On Street car parking is available in London Road and the surrounding roads. Various public car parks are situated close by. The property is situated to the rear of 24 London Road, and is accessed via an accessway adjacent to 20 and 24 London Road.

## Description

The property comprises a detached two storey office building together with basement storage. The office building provides a mixture of individual rooms on each floor together with a larger open-plan style office on the ground floor. WC facilities are provided on both floors.

## Specification

- 2 Car Parking Spaces
- Carpeting
- Part Cat II lighting
- Electric wall heating
- Disabled WC (ground floor)
- Kitchens on ground and first floors
- External storage area

## Energy Performance Certificate

The offices have an energy performance asset rating of 96 (band D). A copy of the certificate is available for inspection.



## Accommodation Summary

The property has been measured on a net internal area basis, as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	112.4	1,210
First Floor	57.8	622
Basement storage	15.3	165
<b>TOTAL</b>	<b>185.5</b>	<b>1,997</b>

## Accommodation

The accommodation is arranged as:

Ground Floor: 5 offices, kitchen & disabled WC  
First Floor: 3 offices, kitchen and WC  
Basement: Store room

## Lease Term

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

## Rent

£23,500 per annum exclusive of VAT and business rates.

## Business Rates

The VOA have the premises assessed on the 2017 Rating list as an Offices and Premises, with a Rateable Value of £21,000.

## Legal Costs

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

## Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

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