

# 4 CARLTON CRESCENT, SOUTHAMPTON, HAMPSHIRE SO15 2EY



## GRADE II LISTED OFFICE PREMISES - **TO LET**



### KEY FEATURES

- Grade II Listed
- Prime position
- Recently refurbished
- Air conditioning
- Fibre to the premises
- Parking
- Close to major transport links

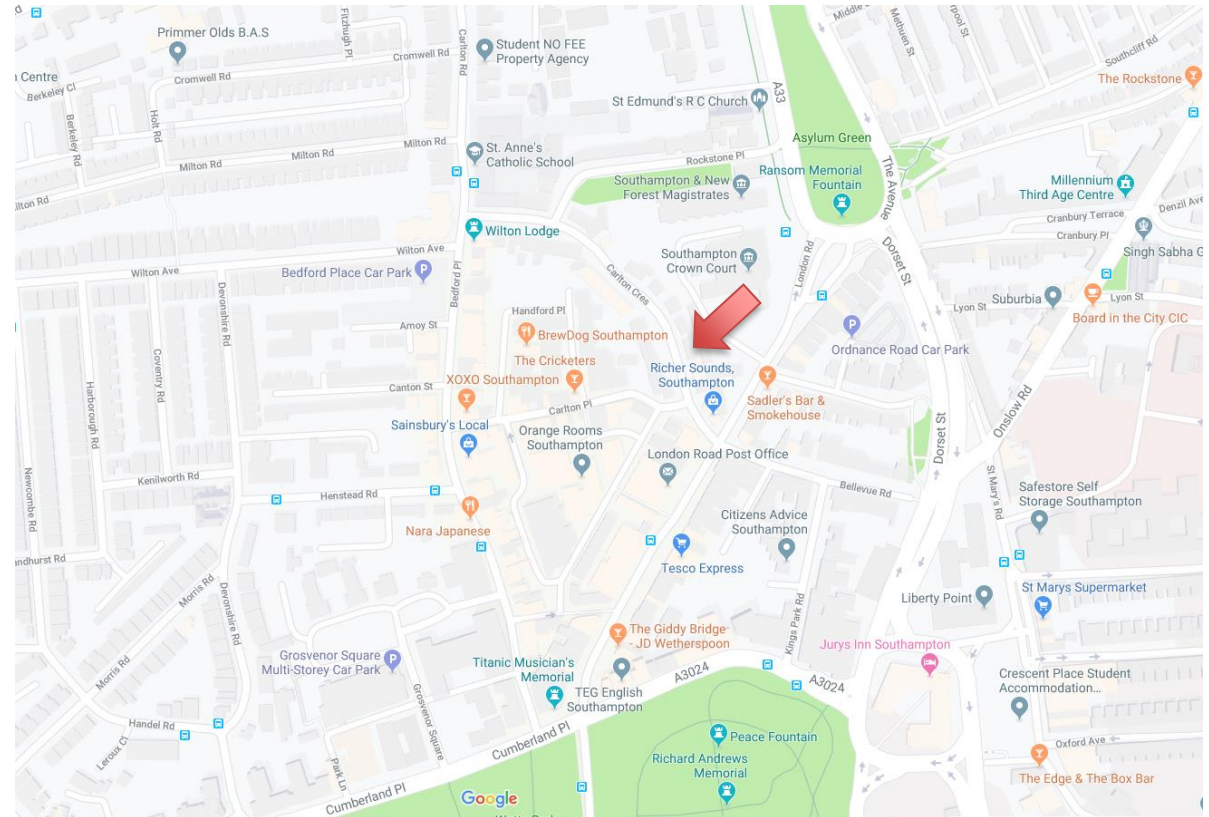
2,976 sq ft (274.4 sq m) Net Internal Area

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## LOCATION

The office is located in Southampton, a major regional hub for commercial activity and busy shipping port, approximately 20 miles west of Portsmouth and 80 miles south west of London. The city benefits from excellent transport communications via Southampton train station, Southampton airport and the M3 motorway, providing access to the wider motorway network. The property occupies a prominent position along Carlton Crescent, a short distance from London Road, a busy bar, restaurant and café quarter in the city. Local occupiers include Stillwells Solicitors, Lester Aldridge and London Road Brew House.



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## DESCRIPTION

The property comprises a link detached two storey office building with accommodation split into suites and meeting rooms over ground, first and second floors. The premises benefit from an extensive and modern specification having been refurbished in October 2018.

The offices benefit from gas fired central heating to radiators, perimeter trunking, fibre broadband, air conditioning, kitchen and toilet facilities in addition to off street parking spaces. It is considered that the accommodation could suit a range of business occupiers with the potential for the offices to be let floor by floor.

## SCHEDULE OF AREAS (APPROX. IPMS3)

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor*	704	65.4
First Floor	1,152	107
Second Floor	1,120	104
<b>Total</b>	<b>2,976</b>	<b>276.4</b>

\*part of floor was not accessible, therefore not included.

## TERM

The property is available to let on terms to be agreed. The space may be available to let floor by floor.

## RENT

£55,000 per annum, exclusive of business rates, service charge and VAT.

## RATEABLE VALUE

We are advised by online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) that the property has a rateable value of £37,000, however, interested parties are advised to confirm the accuracy of this information.

## LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

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## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VIEWING

Strictly by appointment through the joint sole agents.

## CONTACT

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**SUBJECT TO CONTRACT**

**June 2019**

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