

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

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**Commercial  
Property Consultants**

## SELF - CONTAINED CITY CENTRE OFFICES



**Prominent location adjacent to London Road and its shops, banks and restaurants in main business district**

**Opposite Law Courts, and close to Jurys Inn and Travelodge Hotels**

**Overlooking The Avenue (A33) – main arterial road into the city from M3**

**TO LET**

**First and Second Floors,  
10, College Place,  
SOUTHAMPTON, SO15 2FD**

**1,360 ft<sup>2</sup> | 126.4 m<sup>2</sup>**

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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 located in a prominent position in College Place, being an extension of London Road in one of the main business districts of the city. The property overlooks The Avenue (A33) the principal arterial route into the city from the M3 and the north. It is opposite Southampton Combined Law Courts, close to the Travelodge & Jurys Inn Hotels. It is a popular office location with solicitors and banks close by.

Southampton railway station is within a short walking distance with regular services to London Waterloo, Bournemouth, Portsmouth, Southampton Parkway, Winchester, and Basingstoke.

## Description

The offices are arranged on part first floor and the whole of the second floor with a separate self-contained entrance from College Place. The offices benefit from a balcony to the 2<sup>nd</sup> floor.

## Specification & Highlights

- Prominent location at southern end of A33
- Located in main business district of city
- Opposite Southampton Combined Law Courts
- Close to London Road shops, banks & restaurants
- Central Heating and carpeting
- Cat 2 lighting to most areas
- Self-contained office suite
- Suspended ceilings to most areas



## Accommodation Summary

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

	m <sup>2</sup>	ft <sup>2</sup>
<b><u>First Floor</u></b>		
Reception area	12.2	131
Open Plan Office	35.1	377
<b><u>Second Floor</u></b>		
3 Offices	72.74	783
Kitchen	6.4	69
<b><u>Total Net Floor Area</u></b>	<b>126.4</b>	<b>1,360</b>

## Lease Terms

The offices are available to let on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews. There will be a service charge in respect of the maintenance and management of the common parts of the building.

## Rent

£14,500 pa. Rents are quoted excl.

## Business Rates

The VOA have assessed the offices on the 2017 Rating list with a Rateable Value of £11000.

Some occupiers may be able to benefit from small business rates relief such that no business rates are payable. Prospective tenants should make enquiries direct of Southampton City Council.

## Energy Performance Certificate

The offices have an energy performance asset rating of 82 (band D). A copy of the certificate is available for inspection.

## 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**

**Tel. 023 8000 2500**

E-mail: [richard@rpullen.co.uk](mailto:richard@rpullen.co.uk)

Subject to Contract