



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

High quality office suite with parking
Part Second Floor, The Quay, 30 Channel Way,
Ocean Village, Southampton SO14 3TG



KEY FEATURES

Modern office suite in a fully refurbished building

Air conditioned

8 car parking spaces

Secure cycle storage

Shower facilities

'Plug and Play' available

1,683 sq ft (156.4 sq m)

Fitted board room and separate kitchen facilities

Call us on: **02382 022 111**
Visit: **www.hlp.co.uk**

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The available suite is approximately square in shape, with a partitioned off entrance lobby and board room, with the main space partially divided by open glass partitions.

Furniture and other fixtures and fittings are also being offered along with the suite, giving it the ability to be 'plug and play'

Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Part Second Floor	156.4	1,683

Rent

£32,820 per annum plus VAT

Terms

The premises are available by way of a sublease to expire no later than 24 September 2020.

A longer term may be available by way of separate agreement.

Business Rates

According to the VOA, the space is assessed as offices and premises with a 2017 Rateable Value of £25,500

Service Charge

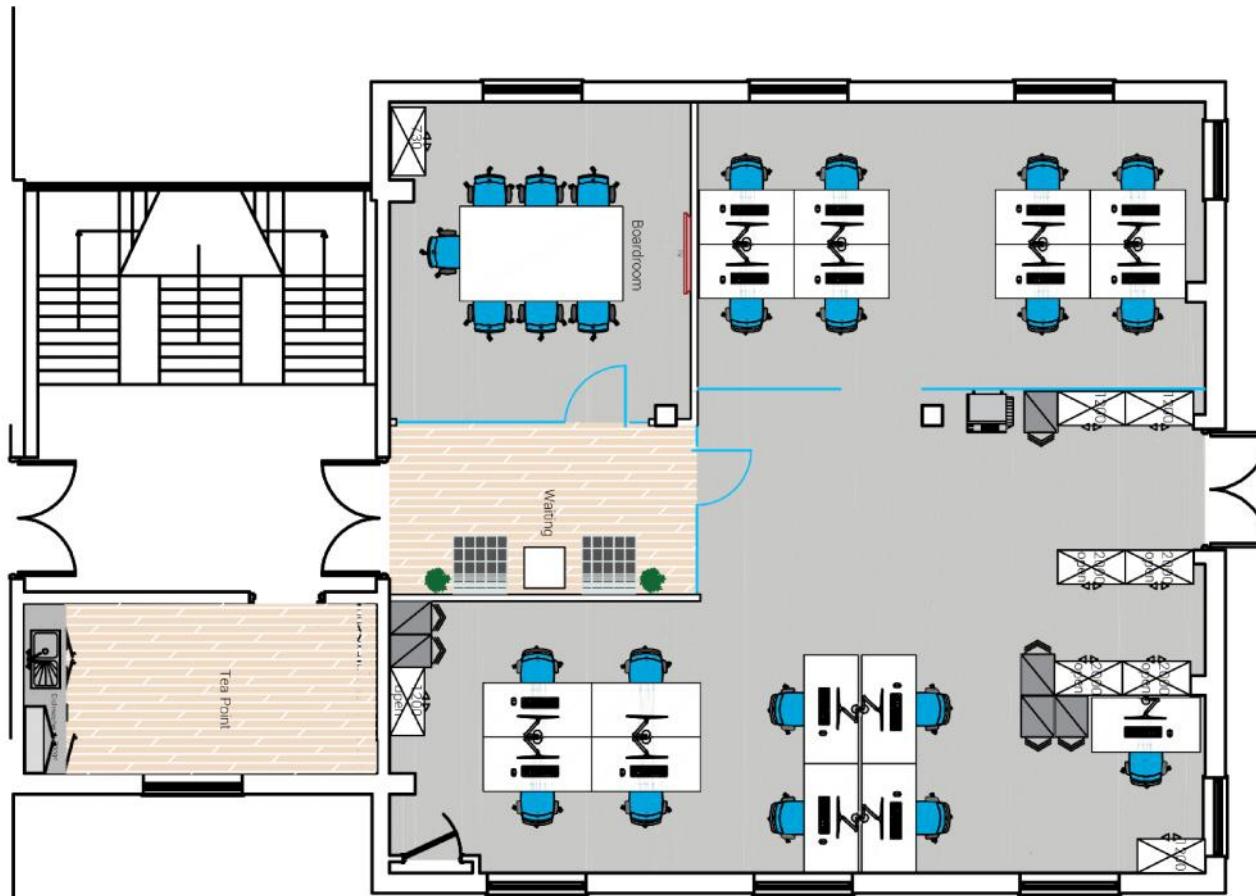
There is a service charge for the communal running costs of the building together with estate management. The current service charge equates to £9,949.47 plus VAT (excluding utilities).



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Plan showing existing layout (desk layout has however been subsequently changed)



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Location

The property is situated in Ocean Village adjacent to the Marina and close to the restaurants and bars.

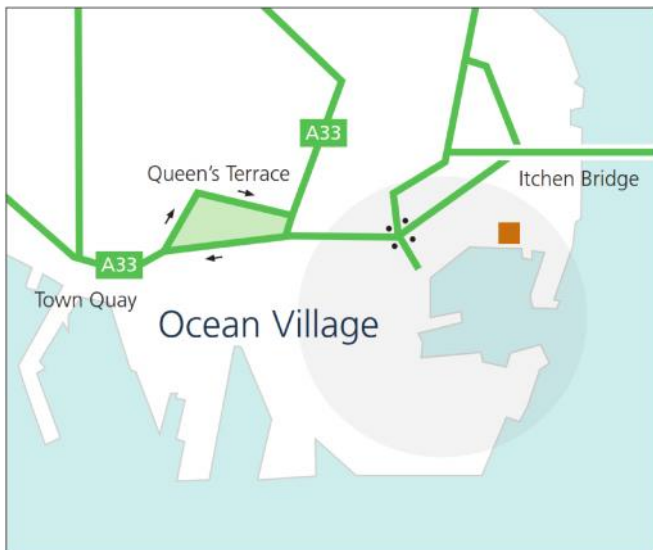
Southampton is well served by the main rail network which provides a direct line to London Waterloo with a commute time of approximately 1 hour 20 minutes.

The City also benefits from an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.

Viewing

Strictly by appointment with the sole agents:

Jason Webb
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023 8057 4513
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Property Misdescriptions Act 1991 - Services & Planning

We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Hellier Langston has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.