



**FULLY REFURBISHED OFFICE SUITES WITHIN MODERN SELF-CONTAINED BUILDING
WITH EXCELLENT PARKING**

4 Prospect House

Meridians Cross, Ocean Village,
SOUTHAMPTON, SO14 3TJ

Office

TO LET

- Recently refurbished
- Flexible lease terms
- New kitchenette facilities
- 8 car parking spaces

904 to 1,858 sq ft
(83.98 to 172.61 sq m)

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Summary

Available Size	904 to 1,858 sq ft
Rent	£19,000 to £39,000 per annum
Business Rates	Upon Enquiry
EPC rating	C(58)

Location

Prospect House occupies a convenient central location in the heart of Ocean Village; Southampton's premier waterfront location.

Ocean Village provides an excellent business location combining the convenience of the city centre with a pleasant working environment overlooking the marina.

Description

Prospect House is a three-storey office building with yellow brick facades, a pitched tiled roof and aluminium powder coated windows.

The common parts provide a ground floor lobby, W/C's (inclusive of a dedicated disabled access W/C) and stairs. The common parts are currently being upgraded, with refurbishment due to complete in June 2020.

The available accommodation is situated on first and second floors. Both floors are undergoing a full refurbishment and will include new ceilings, lighting, floor coverings, perimeter trunking containing power, a new kitchenette and all space will be decorated incorporating feature walls.

Each floor benefits from an air-conditioning system.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability	Car Parking	Rent
Ground Floor	LET TO SANDERSON RECRUITMENT LTD				
First Floor	904	83.98	Available	4	£19,000
Second Floor	954	88.63	Available	4	£20,000
Total	1,858	172.61			

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information

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