

OCEAN VILLAGE, SOUTHAMPTON, SO14 3TL

Premium office space situated in Southampton's lively marina.

ARCADIA HOUSE



BREEAM 'EXCELLENT'
EPC - A

TO LET

GROUND FLOOR SUITE WITH 11 PARKING SPACES

1,929 SQ FT (179 sq m)

CBRE

what3words: ///shape.sends.tight

www.CBRE.co.uk



ARCADIA HOUSE



Located in Southampton's desirable Ocean Village area, Arcadia House provides approximately 1,883 sq. m. (20,264 sq. ft.) of office accommodation over four floors.

The premises have recently undergone a comprehensive refurbishment with all new M&E which has gained the building a new EPC A and a BREEAM 'Excellent' rating. Interior facilities have been carefully designed with modern business requirements in mind.

BDO are the major tenant in the building, with Steele Raymond solicitors also just having taken space on the Third Floor.

Arcadia House has achieved EPC A and BREEAM 'Excellent' rating following the comprehensive refurbishment program.



SHOWER FACILITIES



R32 VRF HEATING & COOLING & MECHANICAL VENTILATION



3 CAR PARK SPACES & 8 OCEAN VILLAGE PERMITS



MANNED RECEPTION



LED LIGHTING



BUSINESS LOUNGE / MEETING AREA



DIRECT VIEWS OF THE MARINA



WC FACILITIES ON ALL FLOORS



EXCELLENT STAFF AMENITIES INC RESTAURANTS & 2 CONVENIENCE STORES



DEDICATED EV CHARGING POINT



ROOF MOUNTED PV PANELS



CARPETED RAISED ACCESS FLOORS



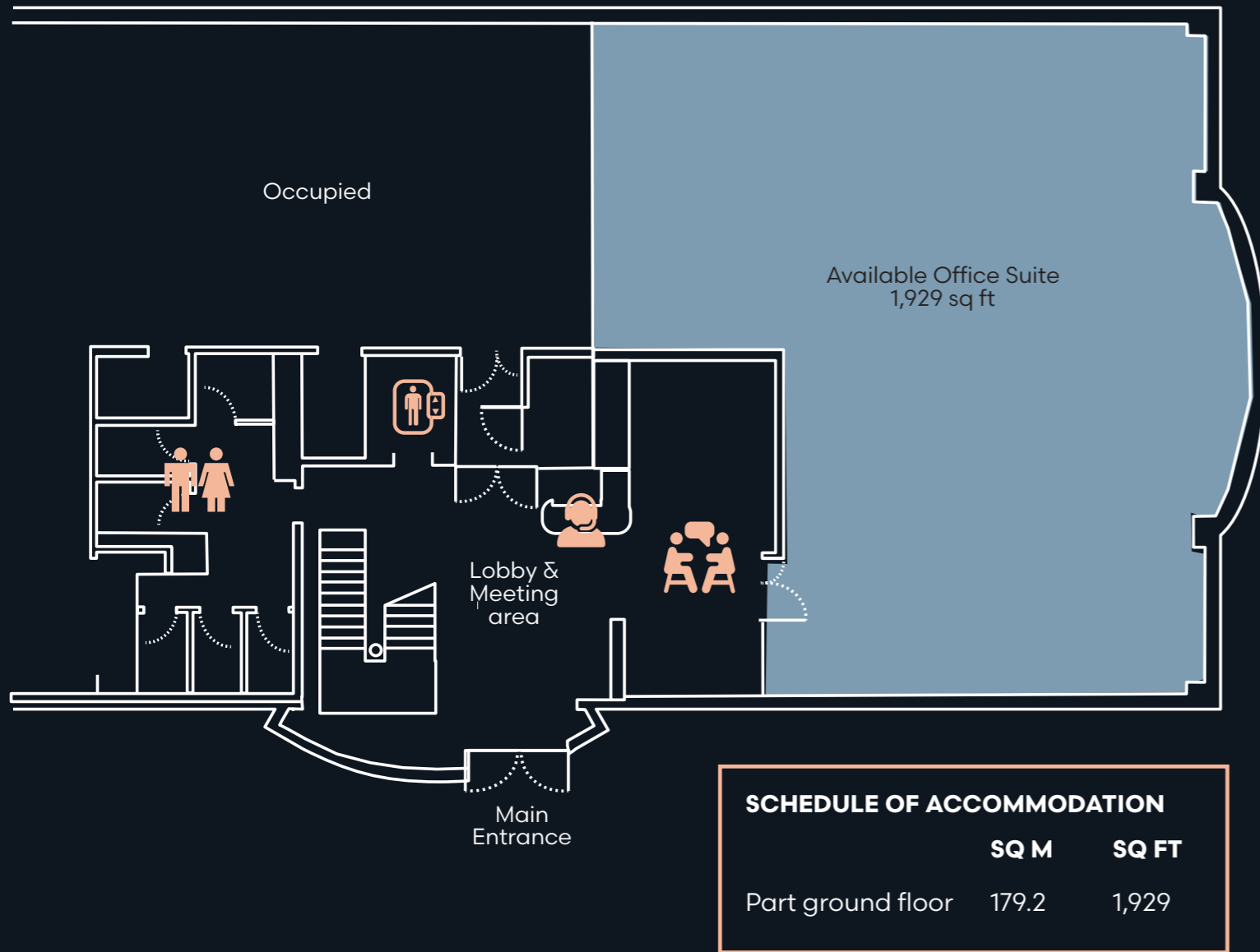


The available ground floor space provides open plan, flexible accommodation benefiting from good natural light and attractive views over the Ocean Village Marina.

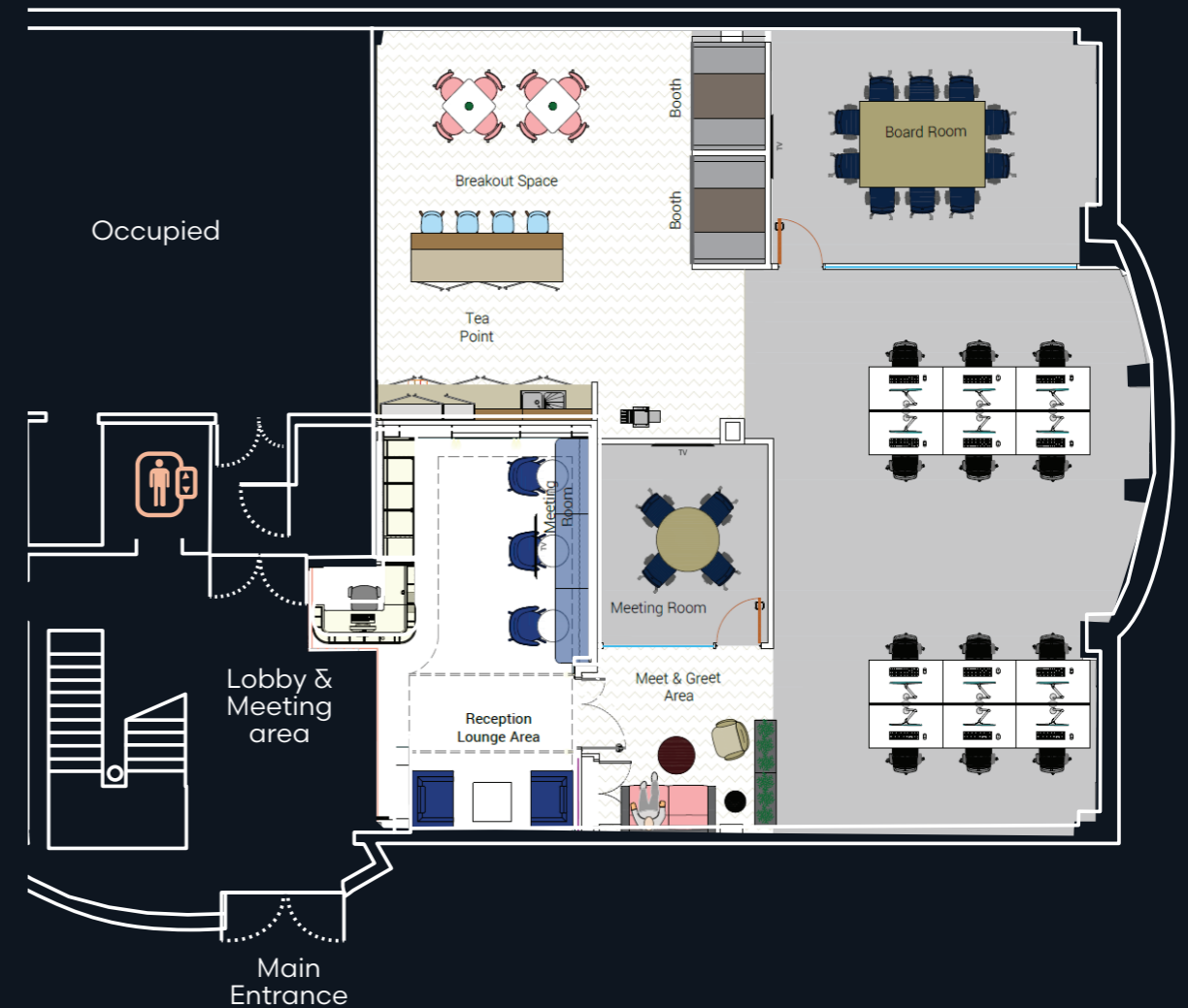
With options like hot-desking, private pods, and breakout areas, employees can work in a stress-free and comfortable environment, improving job satisfaction.

Shared and open workspaces encourage cross-team collaboration, leading to higher innovation and faster problem-solving.

FLOOR PLAN



POTENTIAL FIT OUT





OCEAN VILLAGE

Restaurants:

Banana Wharf
Blue Jasmine
The King Canute
Ocean Grill
HarBAR on 6th
The Jetty
Maritimo Lounge
Fugurati
The Olive Tree

Business:

BDO
PWC
CBRE
Steele Raymond
Allianz

Leisure:

Harbour Lights Picturehouse
Southampton Harbour Hotel & Spa

Retail:

Tesco Express
Co-op

ARCADIA HOUSE



FURTHER INFORMATION

EPC: A-17

TERMS: The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.




RENT: £67,500 per annum

RATEABLE VALUE: The premises were removed from the Rating List for the refurbishment and will need to be reassessed.

SERVICE CHARGE: There is a service charge for the communal running costs of the building together with estate management. Further information available upon request.

AML: In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT: We understand that VAT is payable.

-  **M27** : 4.5 Miles
M3 : 6 Miles
-  **Southampton Central Station**
2 Miles
-  **Southampton Airport**
6 Miles



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.

Southampton 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 is strictly by appointment:

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