

TO LET

ONLY PART
FIRST FLOOR &
THIRD FLOOR
AVAILABLE



TAGUS HOUSE, OCEAN VILLAGE, SOUTHAMPTON SO14 3TJ



LOCATION

Tagus House is located within Ocean Village, at the southern end of Central Southampton. To the east is Ocean Village Marina and the River Itchen, and to the west, Southampton Western Docks and Southampton Water/the River Test. Other occupiers in Ocean Village include BDO LLP, PricewaterhouseCoopers LLP, Barclays and the British Marine Federation.

Ocean Village is the waterfront location for Southampton with a mix of office, residential and leisure facilities, including bars, restaurants, caf  s, convenience store, two cinemas. The 5 Star Southampton Harbour Hotel recently opened offering accommodation, restaurant, Spa facilities and corporate meeting facilities.

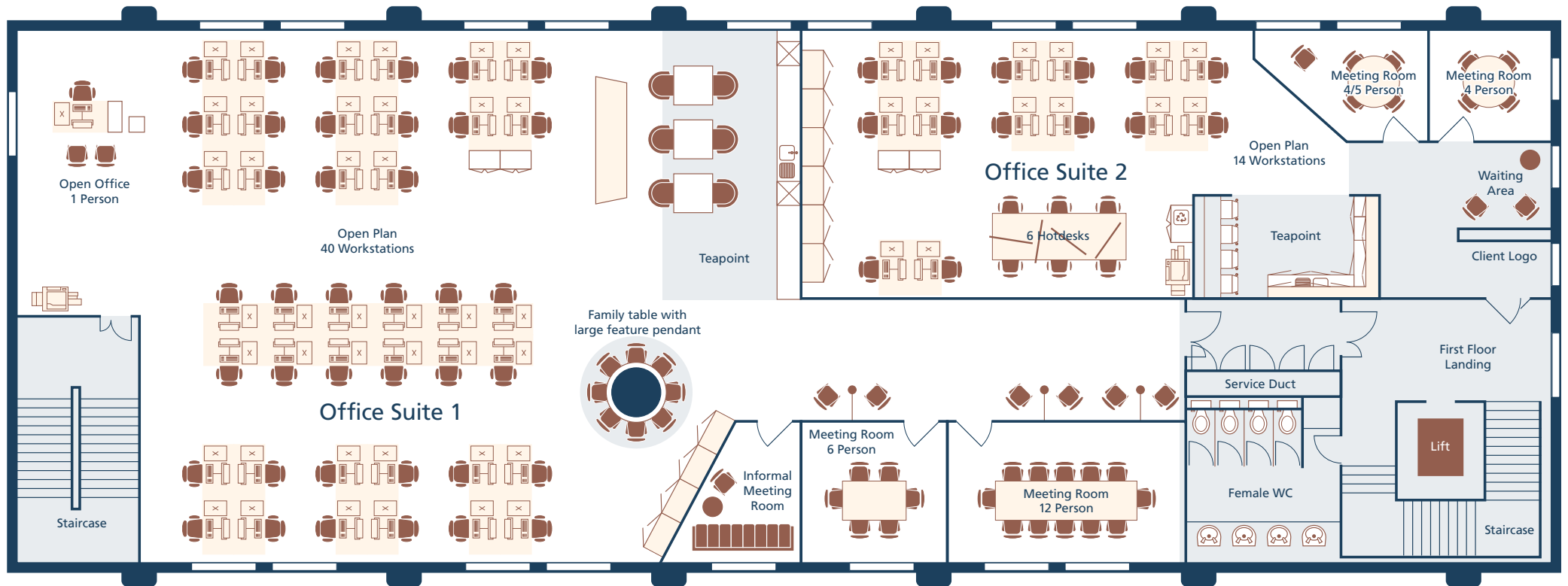
DESCRIPTION

Tagus House comprises a four storey purpose built office building of steel framed construction with brick elevations under a pitched concrete tile roof. The premises were constructed in the mid 1990s, and provide good, regular shaped and open plan floor plates. Internally, the space benefits from air-conditioning, suspended ceilings with brand new LED lighting, double glazed powder coated aluminium framed windows and fully raised access floors.

Key benefits include:

- Air conditioning
- Double glazed windows
- Suspended ceilings
- Passenger lift
- Car parking ratio 1:177 sq ft
- Male and female WC
- LED Lighting





ACCOMMODATION

The property has been measured in accordance with the RICSCode of Measuring Practice 6thEdition, and has the following net internal floor areas:

Accommodation	Sq ft	Sq m
1st Floor North	1,385	128.6
3rd Floor Whole	4,696	436.2
or can be split to provide approx:		
3rd Floor North	1,360	126.3
3rd Floor South	3,336	309.9

Plug and Play Solution – the Landlord will consider fitting out the demise to the Tenants own specification – further details upon request

Indicative layout



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Any intending lessee must satisfy themselves as to the accuracy of this information. Rating Assessment Source – www.voa.gov.uk

TERMS

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

SERVICE CHARGE

There is a service charge for the communal running costs of the building together with estate management. Further information on request.

EPC

EPC Rating D83

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agent:

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Rent upon Application.

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