

HughesEllard

Prominent First Floor Office Suite in Central Location – To Let

PRELIMINARY PARTICULARS

563.82 to 1127.65 sq m (6069 to 12138 sq ft)

First Floor Brunswick Gate 23 Brunswick Place Southampton Hampshire SO15 2AQ



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Location

Brunswick Gate is located in a prominent location on the corner of Dorset Street and Brunswick Place opposite Jury's Inn Hotel at Charlotte Place.

City centre amenities including shops and restaurants in London Road and Above Bar, all within easy reach together with Southampton Central Station with an abundance of public car parking in the vicinity.

Key Points:

- 11 car spaces
- Air conditioned
- Central location
- Raised access floors
- Short lease to April 2020
- Refurbished



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Description

The property comprises a 4 storey purpose built office building occupied by RBS, first constructed in 1997. The building is accessed directly from Brunswick Place with a large manned reception and service core with 3 passenger lifts and stairwell.

The office accommodation is located on the first floor benefitting from the following amenities:

- Good natural light
- Good floor to ceiling heights
- Suspended ceiling with recessed Cat 2 lighting
- Fully access raised floors
- Refurbished with new carpets and decoration
- 11 allocated car spaces located in basement with direct access from Dorset Street.

The floor has multiple access points from the service core and consideration for sub-division will be given.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following net internal areas

Floor	Size m ²	Size ft ²
First Floor	1127.65	12138
Total Approximate Area	1127.65	12138

Tenure

Leasehold

Terms

A new internal repairing sublease will be granted to April 2020 to be contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part 2.

Rent

An all inclusive of rent and service charge will be charged at the equivalent of £21.00 per sq ft per annum exclusive of business rates, payable quarterly in advance.

Rateable Value

The first floor will need to be reassessed as a separate hereditament.

Legal Costs

Both parties to pay their own legal costs

All enquiries via joint agents:

HughesEllard

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Location

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Regulated by RICS
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