



Second Floor, 11 The Avenue, Southampton SO17 1XF

TO LET

Fully Fitted Refurbished Office

4,406 Sq Ft
(409 Sq M)

DESCRIPTION

A prominent detached building located in a prime position just a short distance from Southampton City Centre. The available accommodation is situated on the second (top) floor and comprises fully fitted and cabled office space available on a sublet basis. The property has undergone a complete refurbishment and includes new air conditioning, ceiling grid, LED lighting, WC's and shower facilities. The building has an abundance of natural light and also benefits from a 1GB fibre line connection through Virgin Media.

- ✓ **Furnished with Desking & Chairs**
- ✓ **Several Partitioned Meeting Rooms**
- ✓ **Air Conditioning System**
- ✓ **LED Lighting**
- ✓ **WC & Shower Facilities**
- ✓ **Dedicated 1GB Fibre Line to Building**



LOCATION

11 The Avenue is situated on one of the main arterial routes in and out of Southampton which connects the city to the M3 and M27 motorway networks with approximately 20,000 cars travelling past this building on a daily basis. There are a wide range of commercial users in the vicinity including office occupiers, retailers, hotels and a large residential population.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Top Floor	4,406	409
Total	4,406	409

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

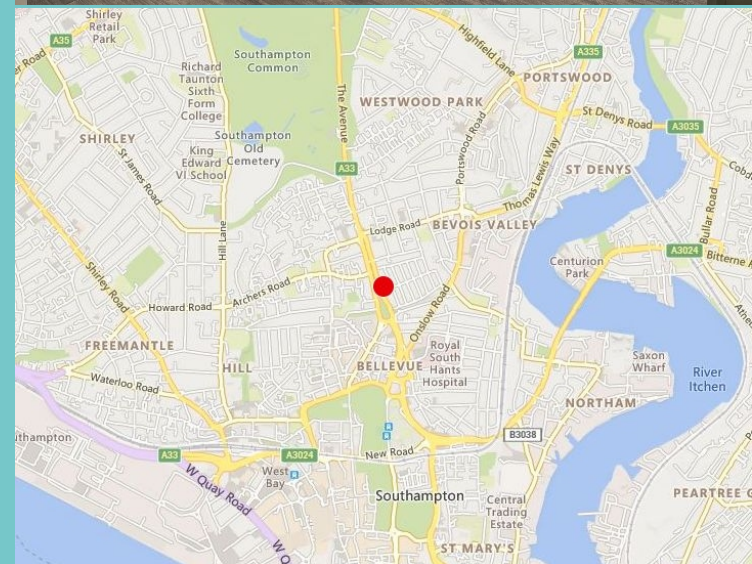
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Price to be provided on application.

EPC

The Energy Performance Asset Rating is C (71).



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