



11 THE AVENUE, SOUTHAMPTON, SO17 1XF



PROMINENT, INCOME PRODUCING OFFICE BUILDING FOR SALE  
WITH 31\* CAR PARKING SPACES  
12,469 SQ FT

Lambert  
Smith  
Hampton





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### Description

A prominent detached building located in a prime position just a short distance from Southampton City Centre. The accommodation is arranged over three floors providing modern, open plan office space positioned around the core. The offices benefit from an abundance of natural light with windows on all elevations and a 1GB fibre line. \*There are up to 31 car parking spaces available, made up of 21 on-site spaces with a further 10 available on licence.

### Specification

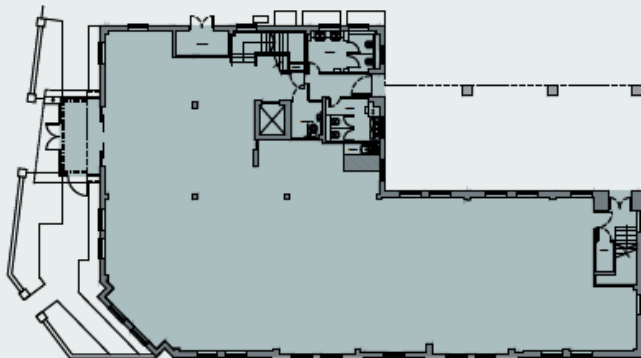
- Prominent Detached Office Building
- Redesign & Refurbishment To Entrance Lobby
- Modern and Open Plan Office Space
- Air Conditioning System
- LED Lighting
- Brand New Kitchen and Meeting Room Recently Fitted to the Ground Floor
- WC & Shower Facilities
- Dedicated 1GB Fibre Line to Building
- EPC Rating – C71

### Accommodation & Tenancies/Income Producing Information

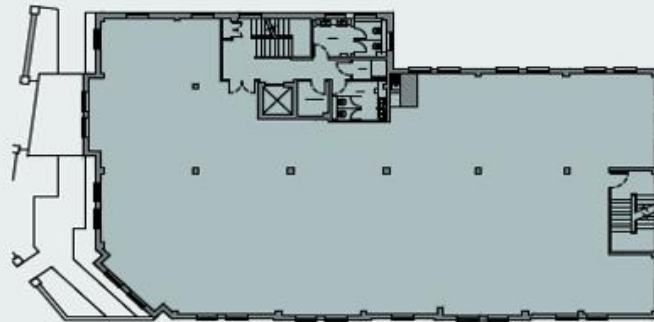
| Unit         | Tenant               | Size Sq Ft (NIA) | Current Rent | Rent (PSF/Zone A) | Next Rent Review | Repair                 | Lease Terms             | Comments                                                                                                                                 |
|--------------|----------------------|------------------|--------------|-------------------|------------------|------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Ground Floor | VACANT               | 3,116            | -            | -                 | -                | -                      | -                       | 4 car spaces to rear of 36-38 The Avenue. 5 allocated parking spaces. 9 spaces in total.                                                 |
| First Floor  | Netroadshow EMEA Ltd | 4,947            | £98,940      | £20               | 2/9/2025         | FRI via service charge | 02/09/2020 – 02/03/2031 | Outside L&T Act. 8 allocated parking spaces to rear of building. Tenant option to break on 2/3/26 subject to 9 months notice (by 2/6/25) |
| Second Floor | Netroadshow EMEA Ltd | 4,406            | £88,120      | £20               | 2/9/2025         | FRI via service charge | 15/01/2021 – 02/03/2031 | Outside L&T Act. 8 allocated parking spaces to rear of building. Tenant option to break on 2/3/26 subject to 9 months notice (by 2/6/25) |
|              |                      | 12,469           | £187,060     |                   |                  |                        |                         |                                                                                                                                          |



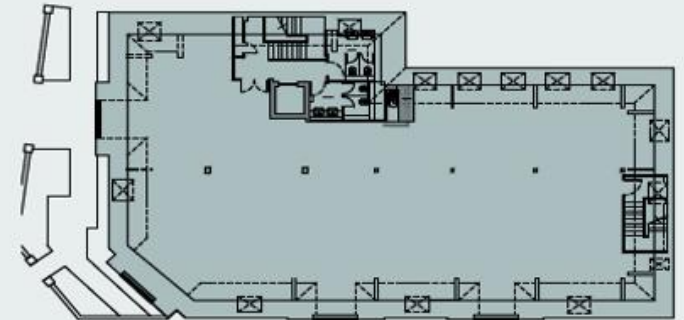




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



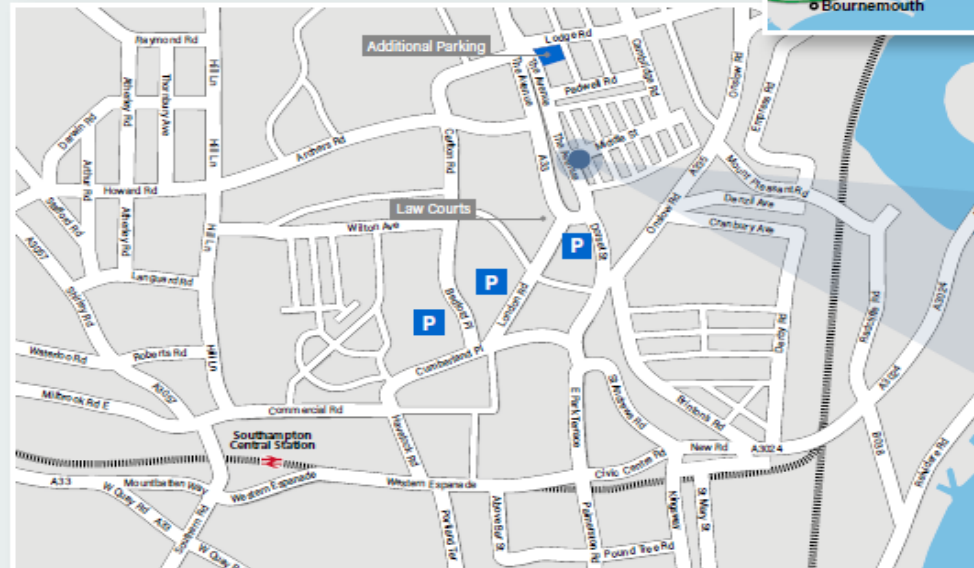
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## Location

11 The Avenue is situated on one of the main arterial routes, on the corner of The Avenue and Middle Street, in and out of Southampton which connects the city to the M3 and M7 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 which includes office occupiers, retailers, hotels and a large residential population.

Situated just outside of the City Centre, facilities are within easy access. London Road is within 0.3 miles of the building which provides convenience stores and other facilities.

The property is situated south of Southampton Common, a Site of Special Scientific Interest, which provides 365 acres of parkland and woodland and is just a short distance from 11 The Avenue.



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## Terms

The property is available for sale on a Freehold basis.  
Guide Price £2.4m (Two Million, Four Hundred Thousand Pounds). The property is elected for VAT.

## Legal Costs

Each party will be responsible for its own legal costs incurred in this transaction.



## Viewing

Strictly by appointment through the sole joint agents:

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