



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

**Refurbished Office Suite**

**Second Floor, 14-15 Brunswick Place, Southampton SO15 2AQ**



## KEY FEATURES

- 1,796 sq ft (166.85 sq m)
- Air conditioning
- 2 Dedicated car parking spaces
- Central location with main road frontage overlooking East Park
- New shower facilities and cycle storage
- Double glazed
- Open plan
- Fully refurbished

Call us on: **02382 022 111**  
Visit: [www.hlp.co.uk](http://www.hlp.co.uk)

**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

The premises comprise the top floor of a three storey purpose built office building. Both the vacant space and the communal facilities have been comprehensively refurbished to provide the following specification:

- New suspended ceilings incorporating flat panel LED light fittings controlled by PIR sensors
- New carpeting and perimeter trunking
- Refurbished WCs and new shower facilities
- EPC B – 37
- 2 dedicated on site car parking spaces

### Accommodation

The premises have been measured to Net Internal Area as follows:

Floor/ Use	Sq m	Sq Ft
Office	163.69	1,762
Tea Point	3.16	34
<b>Total</b>	<b>166.85</b>	<b>1,796</b>

### Business Rates

To be reassessed



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### Service Charge

A service charge is payable, further details upon request

### VAT

We understand that the premises have been elected for VAT.

### Legal Costs

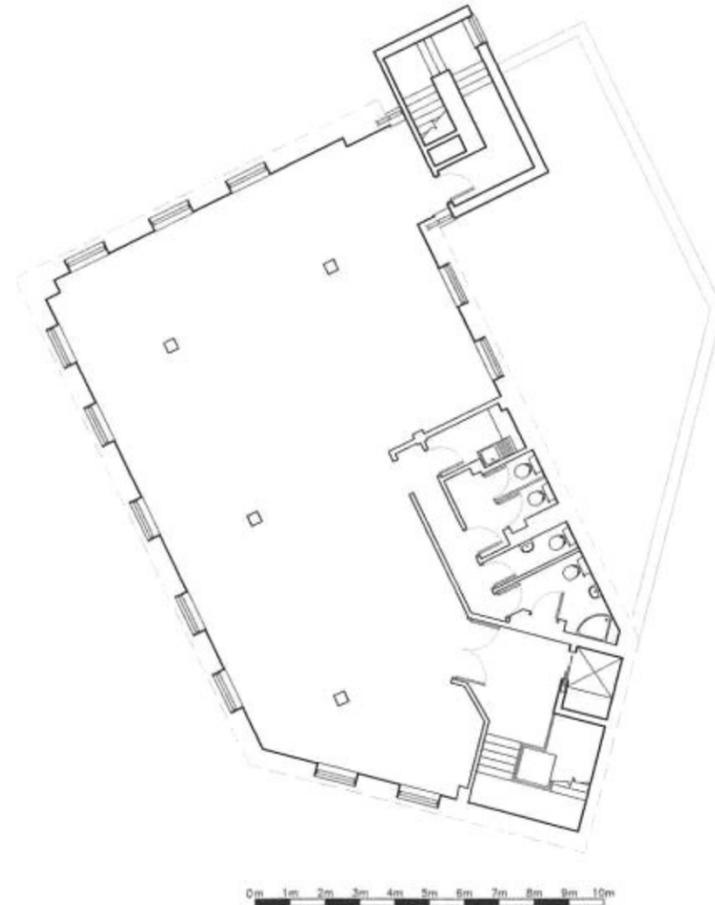
Each party to be responsible for their own legal costs incurred in the transaction.

### Terms

The premises are available by way of a new FRI lease for a term to be agreed.

### Rent

£29,750 per annum (£16.56 sq ft)



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### Location

The premises are located on the northern side of Brunswick Place approximately 0.6 miles (12 mins walk) from Southampton Central Station.

Junction 14 of the M3 is approximately 4 miles to the north via Bassett Avenue. Southampton Airport is approximately 3.6 miles to the north east via the A335 Thomas Lewis Way.

### Viewing

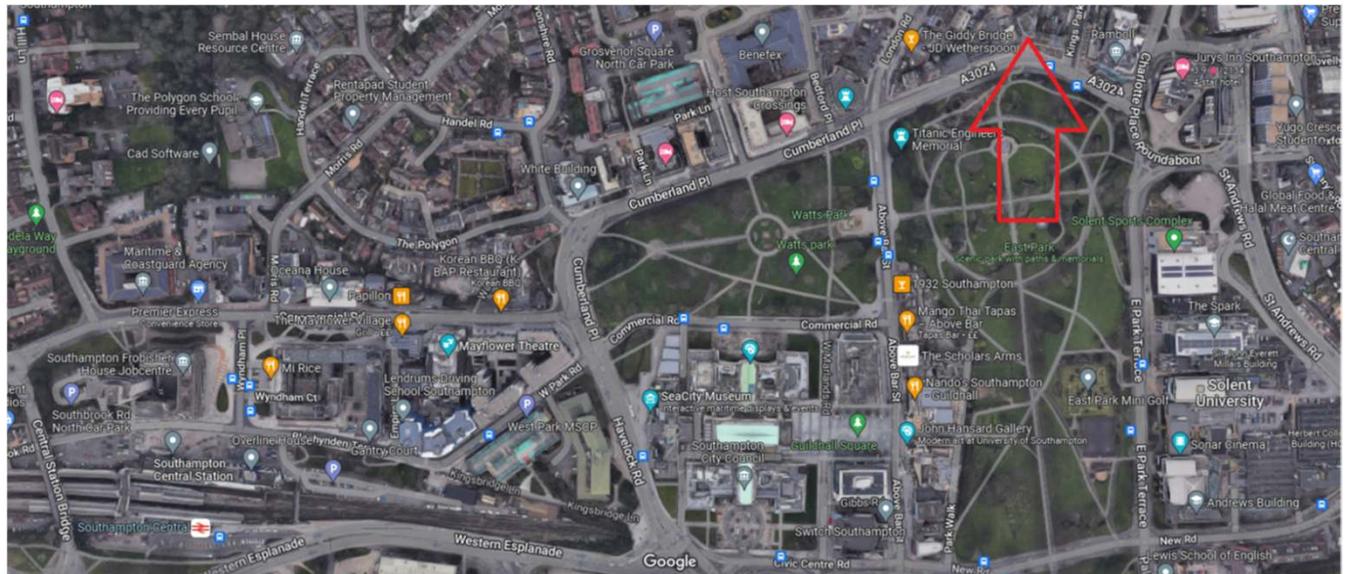
Strictly by appointment with the joint sole agents:

Jason Webb - **Hellier Langston**

Richard Pullen - **Pullen Associates**

[richard@rpullen.co.uk](mailto:richard@rpullen.co.uk)

Tel: 023 8000 2500

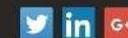


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