Part 3rd Floor Enterprise House

Ocean Village, Southampton SO14 3XB

TO LET

2,723 sq ft (252.96 sq m)

HELLIER LANGSTON

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Open plan offices in character building

Description

The accommodation comprises part of the 3rd floor of this five storey office building, which has been extensively refurbished.

There are two 8 person passenger lifts and there are male and female toilets on each floor. On the ground floor there is a disabled toilet and shower room, with an additional shower on the 4th floor.

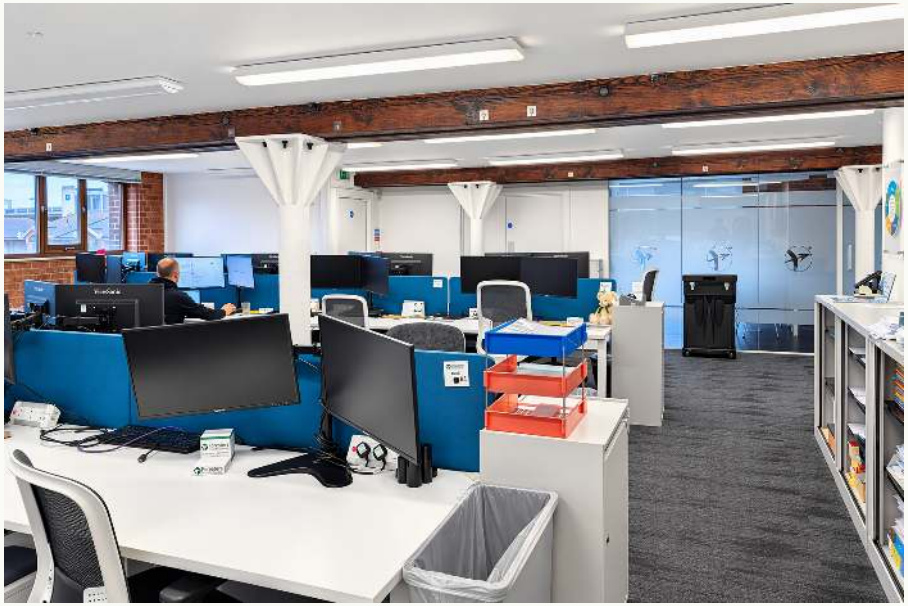
The suite benefits from a perimeter air conditioning system, double glazing and exposed original Victorian cast iron pillars and timber joists

Data and power is provided by perimeter trunking, with additional under floor trunking.

The building has excellent levels of car parking, there being 11 spaces available with the suite. In addition the large Ocean Village multi storey car park is located close to the rear of the property.

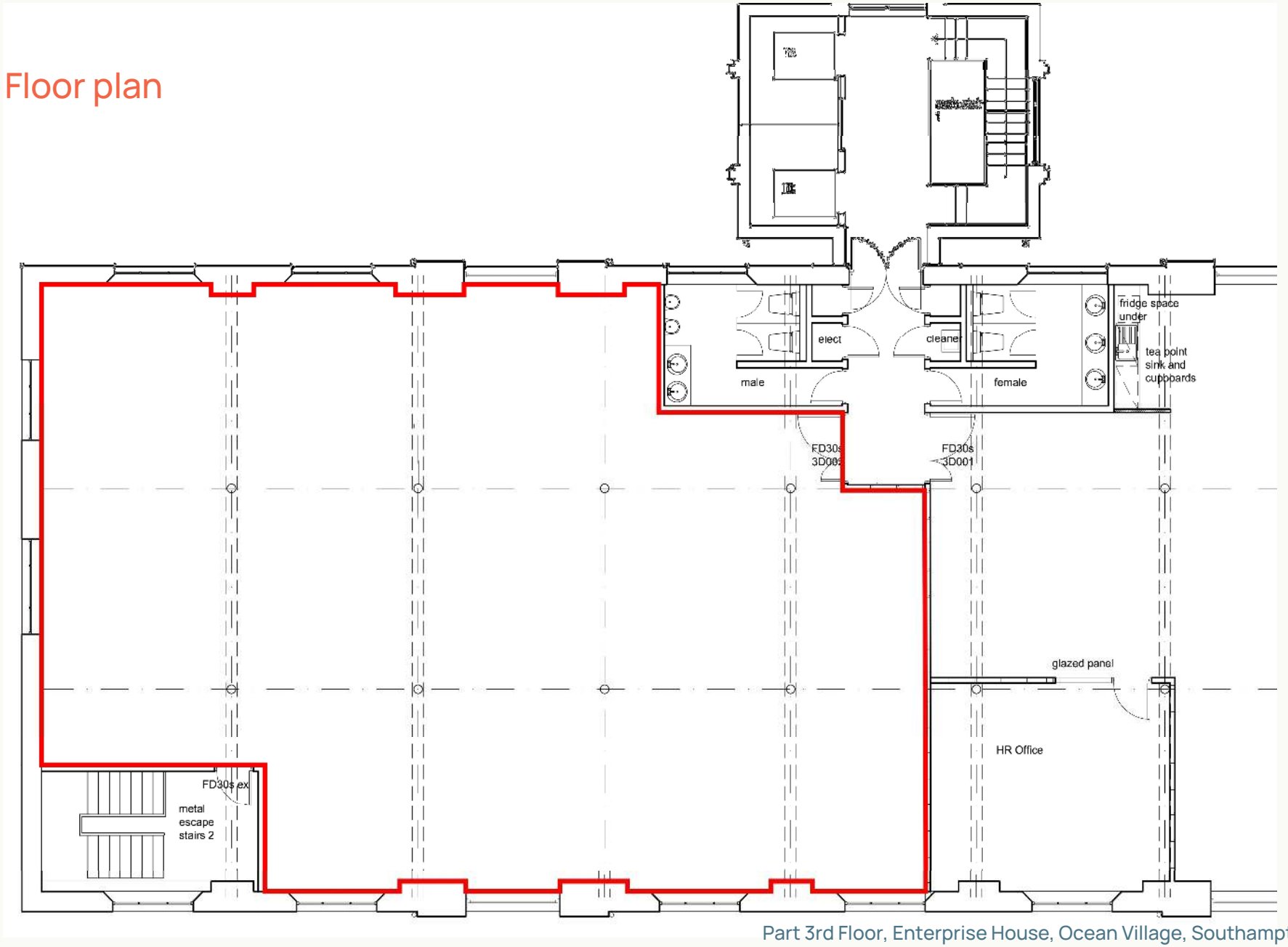
Key points

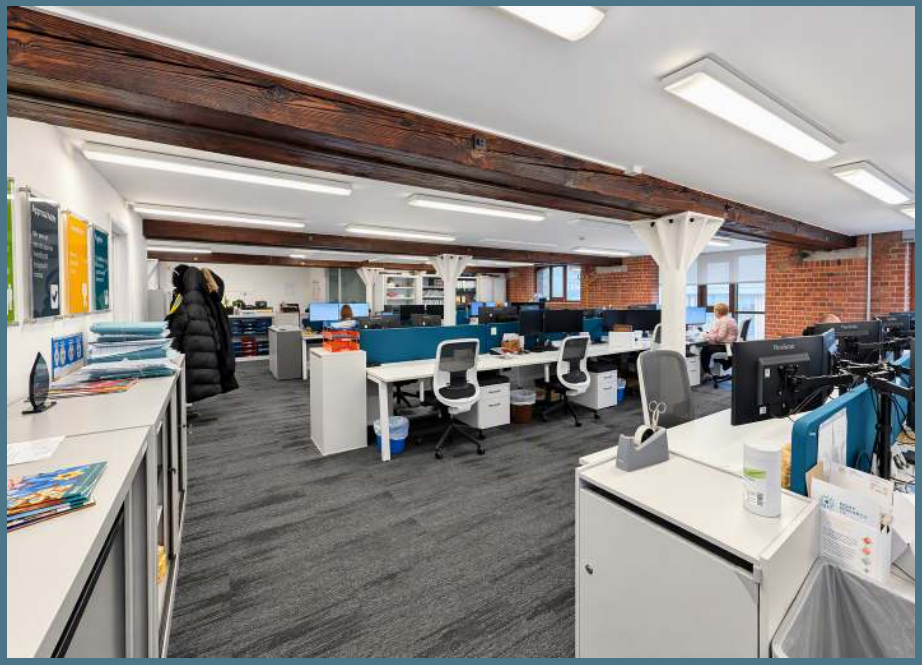
- Modern office suite in a character building
- Air conditioned
- 11 car parking spaces
- Double glazing
- Manned reception
- Secure cycle storage
- Shower facilities



Open plan offices in character building

Floor plan





Open plan offices in character building

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

	Sq m	Sq ft
Part Third Floor	252.96	2,723

Business Rates

The premises are currently assessed as Offices and Premises with a 2026 Rateable Value of £60,000
(Source: tax.service.gov.uk)

Service Charge

A service charge will be levied, further detail upon application.

EPC

C-59

Terms

The suite is available by way of new effectively Full Repairing lease for a term to be agreed.

Rent

£30.00 sq ft.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code for Leasing Business Premises

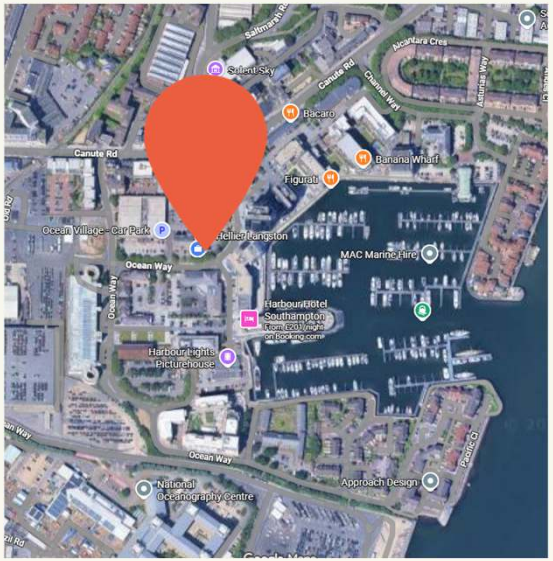
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

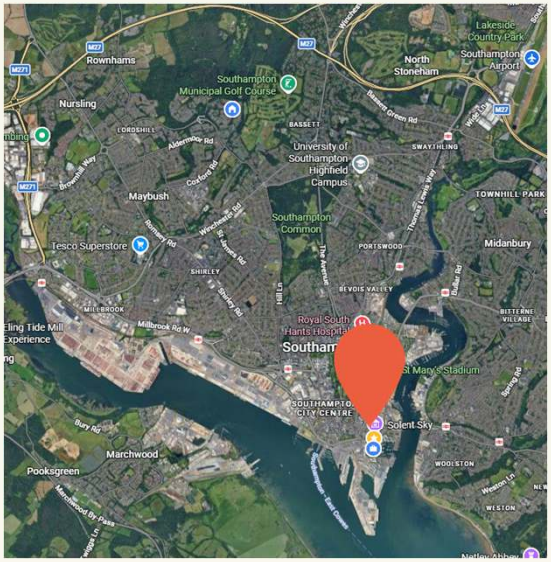
Location

Enterprise House is situated in Ocean Village adjacent to the Marina and close to the restaurants and bars. Ocean Village is also served by two convenience stores.

Southampton is well served by the main rail network which provides a direct line to London Waterloo with a commute time of approximately 1 hour 20 minutes.

The City also benefits from an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.





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Contact us

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Strictly by appointment with sole agents Hellier Langston