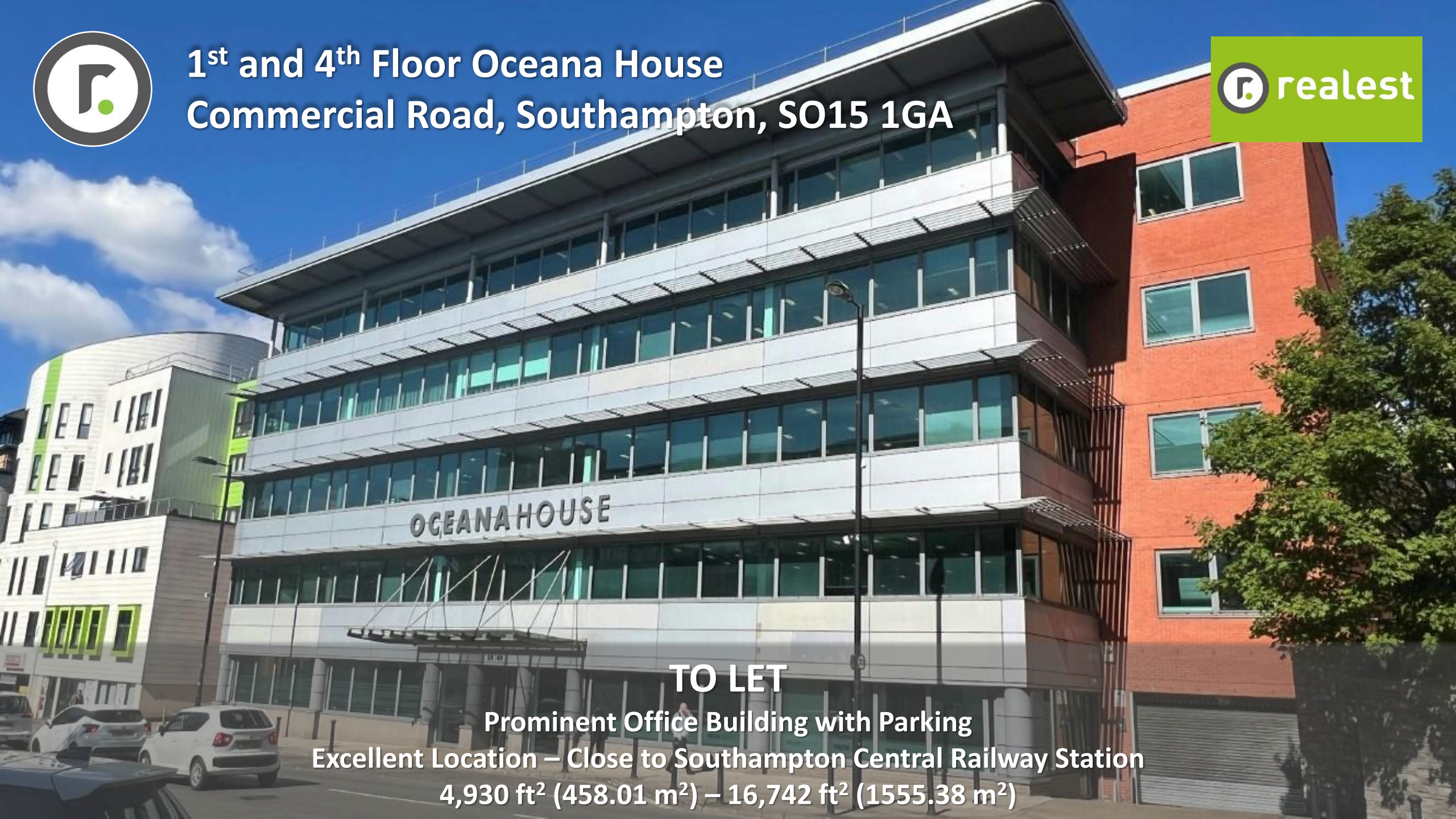




1st and 4th Floor Oceana House Commercial Road, Southampton, SO15 1GA



OCEANA HOUSE

TO LET

Prominent Office Building with Parking
Excellent Location – Close to Southampton Central Railway Station
4,930 ft² (458.01 m²) – 16,742 ft² (1555.38 m²)

Description

The available accommodation is on the fourth floor of this prestigious five storey office. The recently refurbished space provides modern and open plan office space with air conditioning. The office benefits from an abundance of natural light and has been fitted with 60 desks, two large meeting rooms, a private office, a kitchen/ breakout area which leads to an outdoor terrace.

Specification

- Prominent Detached Office Building
- 24 hour manned reception
- New air conditioning
- Large external terrace
- LED lighting
- Full access raised floors
- Shower block
- Cycle storage and locker facilities
- 4 parking spaces

EPC

The EPC is rated A 21 – a copy of the EPC is available on request.

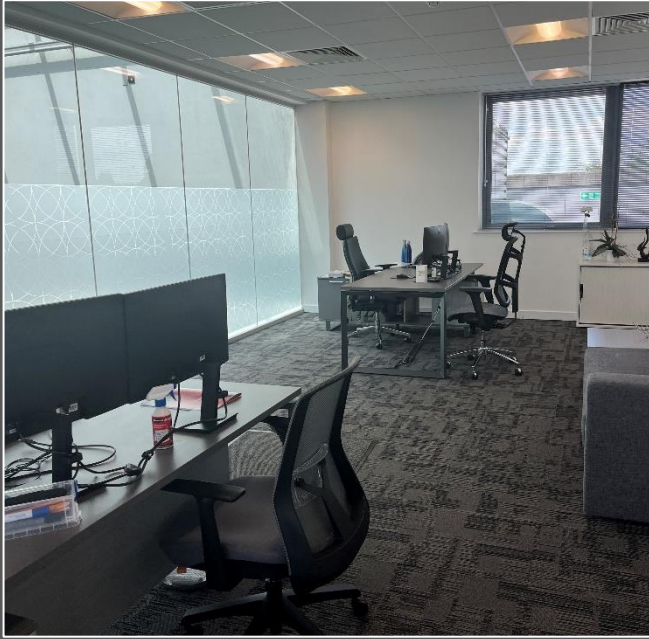


Floor Area	Sq Ft	Sq M
First Floor Offices	11,812	1,097.37
Fourth Floor Offices	4,930	458.01
TOTAL	16,742	1,555.38

1st Floor



4th Floor



Location

Oceana House is situated on one of the main arterial routes and opposite Southampton Central Railway Station. There are a wide range of commercial users in the vicinity including office occupiers, retailers, the Mayflower Theatre, hotels and a large residential population. Situated in close proximity of the City Centre, facilities are within easy access. Southampton Central Railway Station provides direct services to London Waterloo, Manchester, Cardiff and Birmingham.

Terms

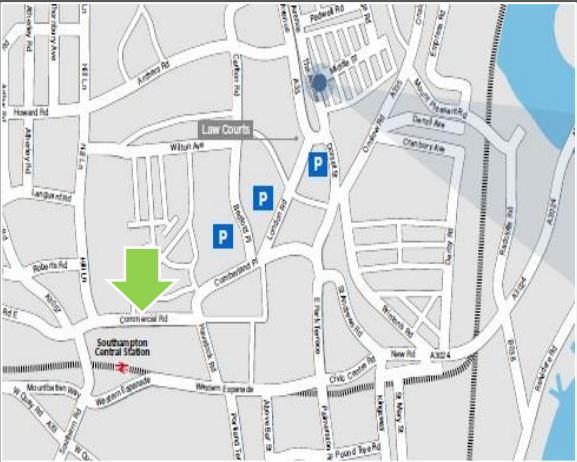
The property is available by way of sub lease to expire 16th April 2029 a new lease may be available on request. Rent payable is £25.00 per sq ft to include fixtures and fittings.

Service Charge

There is a service charge payable, full details are available on request.

Business Rates

The rateable value is £290,500 in total.
All enquiries to Southampton City Council (www.voa.gov.uk).



Destinations	Miles
Southampton Railway Station	0.3
Junction 5, M27	8.5
Junction 14, M3 (for M3/M25)	3.3
Southampton Airport	3.9
Southampton Civic Centre	0.4



Oceana House, Commercial Road, Southampton

SAT NAV: SO15 1GA

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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