



Second Floor 2 Meridians Cross, Ocean Way, Southampton SO14 3TJ

TO LET

***Newly Refurbished* High Quality Office Suite**

**948 Sq Ft
(88 Sq M)**

Second Floor 2 Meridians Cross, Ocean Way, Southampton S014 3TJ

DESCRIPTION

Newly refurbished second floor offices. Complete with private kitchenette, LED lighting and brand new air conditioning system. The office comes with 3 parking spaces and access to shared WCs.

- ✓ 3 car parking spaces
- ✓ New air conditioning system for heating and cooling
- ✓ Private kitchenette space
- ✓ LED lighting
- ✓ Shared WCs

LOCATION

The property is situated in Ocean Village within close proximity to the Marina, restaurants and bars. Southampton is well served by the rail network providing a direct line to London Waterloo (approx. 1 hour 20 minutes). The city has an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	948	88

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

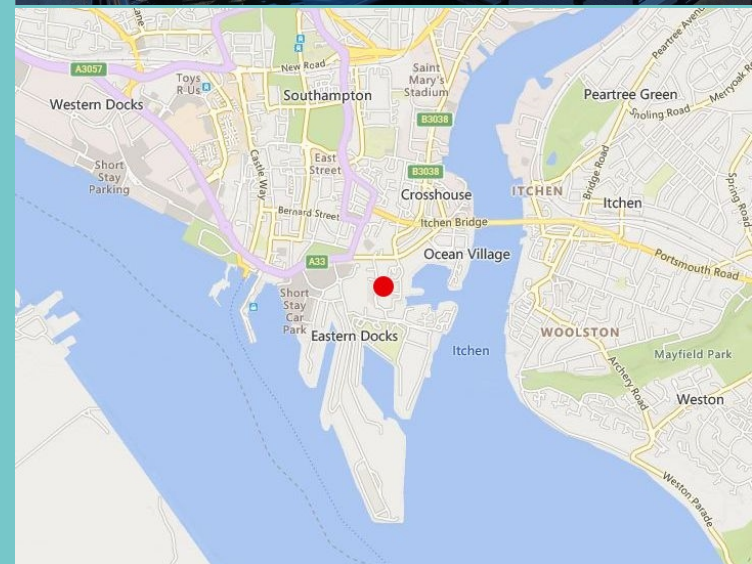
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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

EPC

The Energy Performance Asset Rating is D (76).



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VIEWING & FURTHER INFORMATION

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