

Flexible floor space AVAILABLE TO LET

From 1,385 sq.ft to 6,081 sq. ft.

Either Fully
Fitted OR Cat A
Finish Available



TAGUS HOUSE, OCEAN VILLAGE, SOUTHAMPTON SO14 3TJ



LOCATION

Tagus House is located within Ocean Village, at the southern end of Central Southampton. To the east is Ocean Village Marina and the River Itchen, and to the west, Southampton Western Docks and Southampton Water/the River Test. Other occupiers in Ocean Village include BDO LLP, PricewaterhouseCoopers LLP, Barclays and the British Marine Federation.

Ocean Village is the waterfront location for Southampton with a mix of office, residential and leisure facilities, including bars, restaurants, cafés, convenience store, two cinemas. The 5 Star Southampton Harbour Hotel recently opened offering accommodation, restaurant, Spa facilities and corporate meeting facilities.

Ocean Village has an abundance of F&B and leisure opportunities available including, Pitcher & Piano, Banana Wharf, Maritimo Lounge, Blue Jasmine, The Jetty, Har Bar roof terrace and Tesco and Co-Op convenience stores.

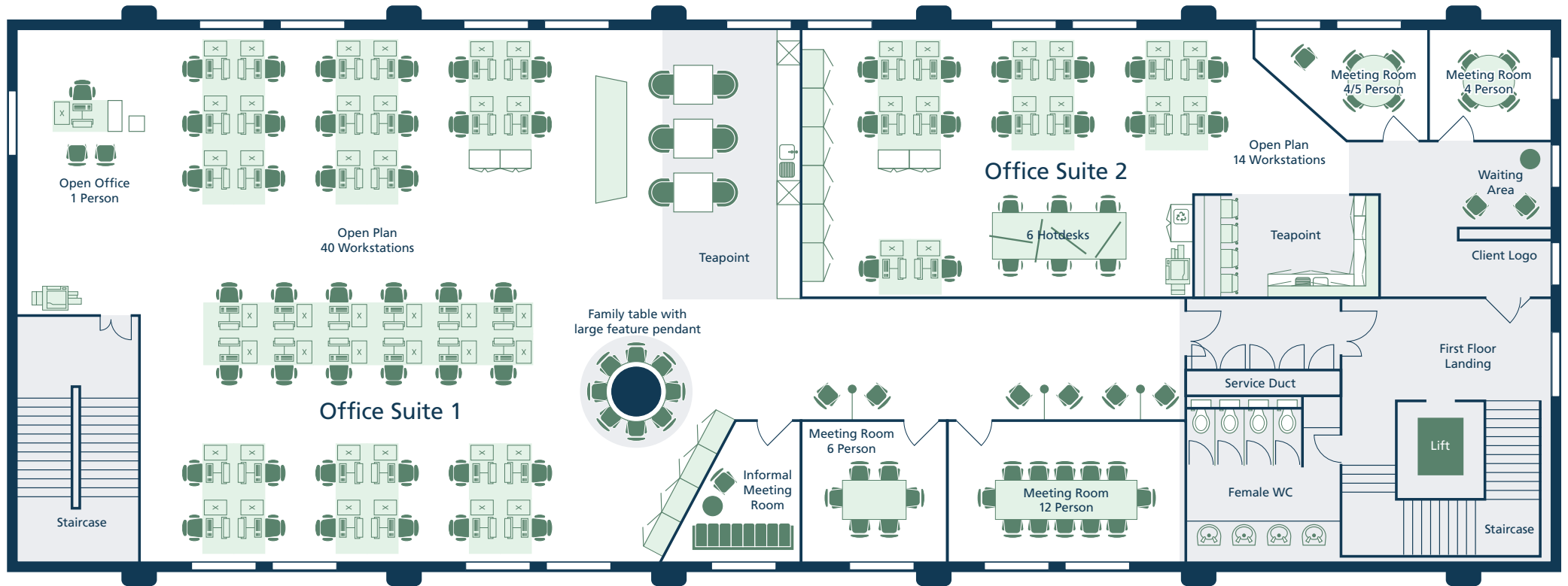
DESCRIPTION

Tagus House comprises a four storey purpose built office building of steel framed construction with brick elevations under a pitched concrete tile roof. The premises were constructed in the mid 1990s, and provide good, regular shaped and open plan floor plates. Internally, the space benefits from air-conditioning, suspended ceilings with brand new LED lighting, double glazed powder coated aluminium framed windows and fully raised access floors. The reception has been refreshed to provide new signage and contemporary soft furnishings.

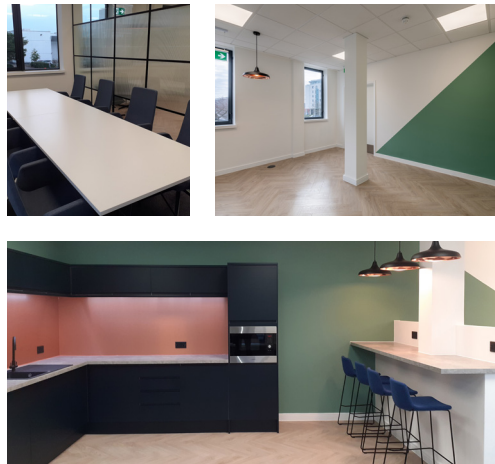
Key benefits include:

- New air conditioning
- Double glazed windows
- Suspended ceilings
- Passenger lift
- Car parking ratio 1:204 sq ft
- Male and female WC's
- New LED Lighting





3rd Floor Indicative layout



ACCOMMODATION

The property has been measured in accordance with the RICSCode of Measuring Practice 6th Edition, and has the following net internal floor areas:

Accommodation	Sq ft	Sq m
1st Floor North (fully fitted suite)	1,385	128.6
3rd Floor Whole or can be split to provide approx:	4,696	436.2
3rd Floor North	1,360	126.3
3rd Floor South	3,336	309.9

Plug and Play Solution – The Landlord has fitted out the 1st floor suite to include, office furniture, cabling, kitchen, meeting room, storage and reception area providing a turnkey solution ready for immediate occupation.



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

Any intending lessee must satisfy themselves as to the accuracy of this information. Rating Assessment Source – www.voa.gov.uk

TERMS

A new full repairing and insuring lease is available on terms to be agreed.

SERVICE CHARGE

There is a service charge for the communal running costs of the building together with estate management. Further information on request.

EPC

EPC Rating D83

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agent:

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Rent upon Application.

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