

# TO LET

## FLEXIBLE OFFICES/WORKSHOPS FROM 200 SQ FT // 18.58 SQ M



**BASEPOINT**  
business centres

|    |  |
|----|--|
| 38 | ITC  |
| 39 | BLUE SYSTEM                                |
| 40 | OCCUPIED                                   |
| 41 | OCCUPIED                                   |
| 42 | CITY CENTRE RECRUITMENT                    |
| 43 | DESTINATION SOUTHAMPTON / VENUE SMART      |
| 44 | OCTOPUS MEDIA TECHNOLOGY                   |
| 45 | VINE PROPERTY MANAGEMENT LLP               |
| 46 | DEFERO COMMUNICATIONS                      |
| 47 | IDEAL LEISURE LTD                          |
| 48 | CHARLES CLUTTERBUCK - ARCHITECTS (CCA) LTD |
| 49 | D & G MEDIA                                |
| 50 | REAL WORLD PROTECTION                      |
| 51 | TRAINING ASSOCIATES LEARNDIRECT            |
| 52 | INTELLETECH LTD                            |

HAMPSHIRE COMMERCIAL



**BASEPOINT SOUTHAMPTON**  
ANDERSONS ROAD, SOUTHAMPTON, SO14 5FE

## SUMMARY >

- MODERN & SECURE FACILITIES
- VARIOUS UNIT SIZES
- FLEXIBLE TERMS
- AMPLE PARKING



## Location

Basepoint Southampton is an established modern business centre, providing over 37,000 sq ft of accommodation within 81 self-contained offices and workshops available for rental on a short, fixed or long-term basis.

Benefitting from excellent access to and from the immediate surrounding area as well as superb direct connections to the M3 & M27 Motorways. Basepoint Southampton is ideally located 0.4 miles from Ocean Village, and 1 mile from Southampton City Centre.

Arranged in two large blocks, the business centre was opened in 2002 and has been very popular ever since.

## Description

Basepoint Southampton offers a range of accommodation to suit most business needs for small to medium sized businesses, incubator units to suit one or two people and flexible multi-purpose spaces for virtually any type of use including retail, light industrial, research & development and storage.

In addition, Basepoint Southampton also offers meeting rooms, reception service and virtual offices.

## Specification

- Staffed reception
- Regular networking opportunities
- Large & small meeting rooms
- 24/7 access / CCTV
- On site cafe
- Free parking

## Accommodation

Individual office suites are available from **200 sq ft (18 sq m) to 1450 sq ft (134 sq m)**. Larger office requirements may be accommodated by adjoining neighbouring suites.

Ground floor workshops are available from **430 sq ft (40 sq m) to 775 sq ft (71 sq m)**.

Please call for current availability. Floor areas provided by the landlord.

## EPC Rating

C

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

## Rent

Available on flexible licences - details on application.

## Rateable Value

Any intended lessee must satisfy themselves to the accuracy of this information by contact Southampton City Council on 023 8022 3855 before committing to the property.

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Amy Baker**  
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Cafe Mia

023 8008 2442

ING LIMITED TO 20 MINUTES  
YOUR PERMITS AVAILABLE  
FOR RECEPTION FOR



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ANDERSONS ROAD, SOUTHAMPTON, SO14 5FE



## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

