



TO LET

Fully Refurbished
Grade A Office Suite
with secure parking for 23 cars

4,300 sq ft (399 sq m) of ground
floor open plan office space ready
for immediate occupation

Roman House, Salisbury Road, Totton SO40 3XF





ROMAN HOUSE

SOUTHAMPTON

- **Description**

Roman House has recently undergone a complete, 'back to frame' refurbishment and is now ready for immediate occupation. All windows and doors have been replaced, a new porch has been added, onsite showers are available to staff and the property now offers Grade A office accommodation throughout.

- **Accommodation**

The 4,300 sq ft ground floor suite provides fully accessible open plan office space and benefits from LED panel lighting, new air conditioning and ventilation system, perimeter trunking, carpet tiles and a door entry system direct from the communal reception area.

Outside there are plenty of cycle storage facilities and secure parking for 23 cars.

Ground Floor Offices (Net Internal Area): **4,300 sq ft** (399 sq m)

Total: **4,300 sq ft** (399 sq m)

- **Location**

Roman House is situated to the north of Totton, close to the junction of the A36 Salisbury Road with Brunel Road. Located close to Junction 2 of the M27, it benefits from easy access to a number of key communication hubs including Southampton International Airport, Southampton Airport Parkway Train Station and the M3 and onward wider motorway network.



The contemporary reception area creates a stunning first impression for clients and customers



The ground floor offices look out over the newly landscaped garden



4,300 sq ft of fully accessible open plan office space



Exceptional attention to detail is evident throughout the refurbishment



Features include plenty of cycle storage facilities and secure parking for 23 cars



Only high quality fixtures and fittings are utilised throughout



ROMAN HOUSE

SOUTHAMPTON



Westerly elevation showing electric vehicle charging points



Distances from Roman House to:

Totton Train Station:	2 miles
Southampton Train Station:	5 miles
Southampton City Centre:	7 miles
Southampton Airport:	10 miles
Winchester City Centre:	16 miles
Bournemouth Airport:	22 miles
Bournemouth Town Centre:	28 miles
Portsmouth City Centre:	28 miles
London City Centre:	83 miles



- **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.
- **Terms**
Available as a whole on a leasehold basis on terms to be agreed.
- **Rent**
£20 psf, exclusive of business rates, service charge and all other outgoings.
- **Energy Performance Certificate (EPC)**
The Energy Performance Asset Rating is D92.
- **Viewing and further information**
Strictly by prior appointment through the joint sole agents:

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