



Four Maries Yard, 31 Vespasian Road,
Southampton, Hampshire, SO18 1AY



SM5
DEVELOPMENTS

TO LET

Stunning Waterside Office, With Excellent Parking
Close to Southampton City Centre
1,779 ft² (165.22 m²)

Description

This very attractive recently renovated, fully fitted office is arranged mostly over at ground floor level with a meeting room on the first floor.

The accommodation includes desks, break out space (including a pool table and riverside terrace), a board room and two further meeting rooms. The space is modern, light and open plan. There is a staff kitchen, male and female WC's and shower facilities.

Specification

- Riverside Office Building
- Fully fitted and ready to occupy
- Outside terrace seating
- New air conditioning
- Parking for at least 7 vehicles
- LED lighting
- Attractive interior décor
- Shower

EPC

A copy of the EPC is available on request.



Floor Area	Sq Ft	Sq M
Ground floor Office and Meeting Rooms	1,585	147.22
First Floor meeting room	194	18.00
TOTAL	1,779	165.22



Location

The property fronts the east bank of the River Itchen in Vespasian Road, Southampton city centre is 2 miles approx. to the west. The M27 at Junction 5 is 3.6 miles approx. to the north. 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 a new fully repairing and insuring lease at an initial rent of £42,000 per annum exclusive of rates and service charge but inclusive of all fixtures and fittings.

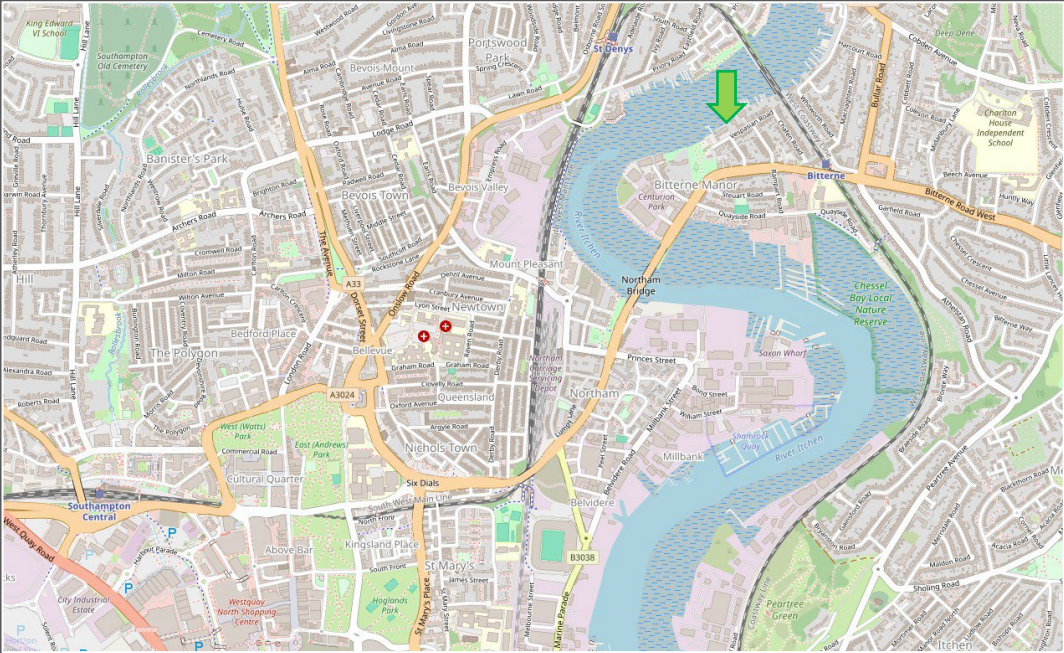
Service Charge

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

Business Rates

All enquiries to Southampton City Council (www.voa.gov.uk).

Destinations	Miles
Bitterne Railway Station	0.2
Junction 5, M27	3.6
Junction 14, M3 (for M3/M25)	3.8
Southampton Airport	3.8
Southampton Civic Centre	2.0



Four Maries Yard, 31 Vespasian Road, Southampton, Hampshire, SAT NAV: SO18 1AY

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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