



2nd Floor West Wing Enterprise House, Ocean Way, Southampton SO14 3XB

TO LET

High quality office suite with parking

**2,584 Sq Ft
(240 Sq M)**

2nd Floor West Wing Enterprise House, Ocean Way, Southampton SO14 3XB

DESCRIPTION

The accommodation comprises of part of the 2nd floor of this five storey office building, which has been extensively refurbished. There are two eight person passenger lifts, male and female toilets on each floor, a disabled toilet and shower room on the ground floor and an additional shower room on the fourth floor. The suite benefits from a reception area when entering the suite, perimeter air conditioning system, linear lighting, open plan space, kitchen and a variety of meeting rooms.

- ✓ Modern office site in a character building
- ✓ Air conditioned
- ✓ 11 car parking spaces
- ✓ Open plan accommodation
- ✓ Manned ground floor reception
- ✓ Shower and cycling facilities



LOCATION

The property is situated in Ocean Village adjacent to the Marina, close to the 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
2nd Floor - West Wing	2,584	240
Total	2,584	240

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.

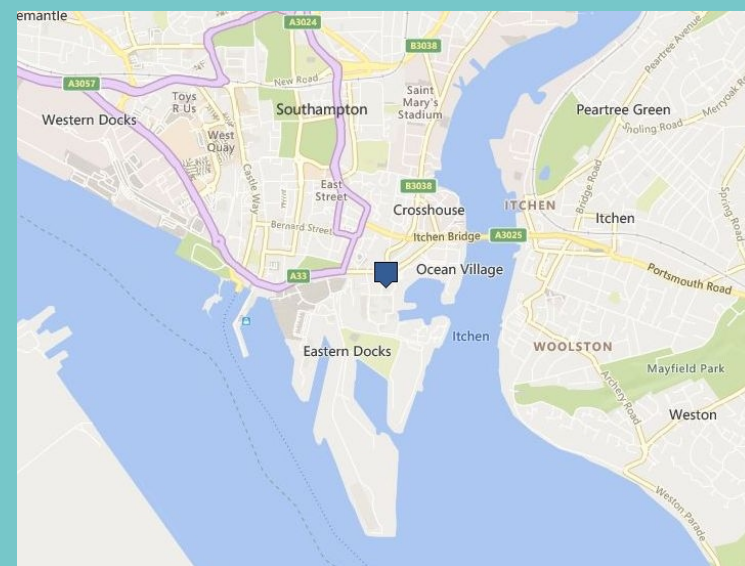
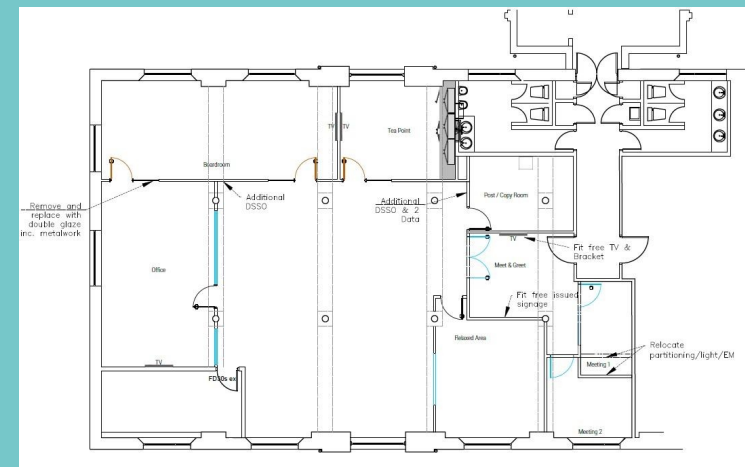
BUSINESS RATES

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

TERMS

Available on effectively full repairing and insuring lease terms with a quoting rent of £21.50 per sq ft.

EPC C - 51



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VIEWING & FURTHER INFORMATION

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