



Second Floor Unit 3 Meridians Cross, Ocean Way, Southampton SO14 3TJ

TO LET

Newly Refurbished High Quality Office
Suite

**958 Sq Ft
(89 Sq M)**

Second Floor Unit 3 Meridians Cross, Ocean Way, Southampton S014 3TJ

DESCRIPTION

Newly refurbished second floor office, complete with open plan kitchenette, LED lighting and new air conditioning system. The office comes with 3 parking spaces and access to shared WCs.

- ✓ **Attractive Location**
- ✓ **Open Plan Office With Kitchenette**
- ✓ **3 Car Parking Spaces**
- ✓ **New Air Conditioning System For Heating & Cooling**
- ✓ **Shared WCs**
- ✓ **LED Lighting**

LOCATION

The property is situated in Ocean Village within close proximity to the Marina, 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
Second Floor	958	89
Total	958	89

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

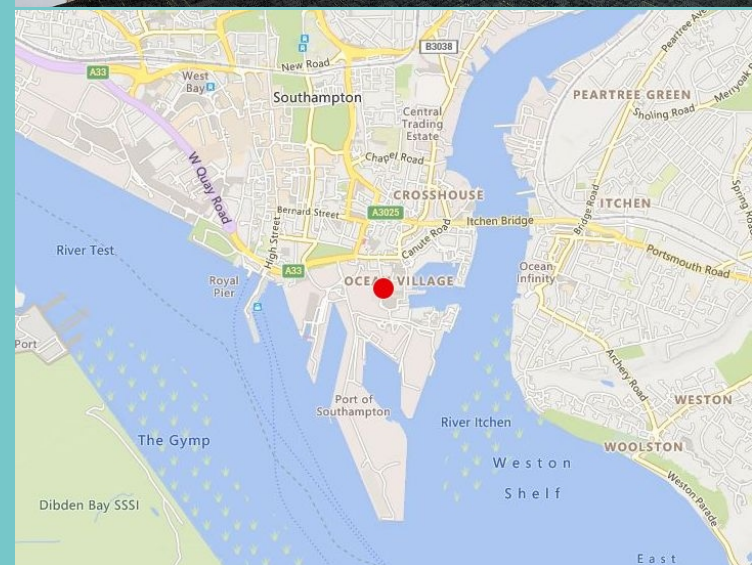
Rateable Value: £12,500.

TERMS

Rent on application.

EPC

The Energy Performance Asset Rating is B (43).



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VIEWING & FURTHER INFORMATION

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