



INCENTIVES AVAILABLE

## FIRST AND FOURTH FLOOR OCEANA HOUSE, SOUTHAMPTON, SO15 1GA

OFFICE TO LET

4,930 TO 16,742 SQ FT (458.01 TO 1,555.38 SQ M)





# Summary

## IMPRESSIVE HIGH QUALITY FULLY FITTED CITY CENTRE OFFICE SPACE

Available Size	4,930 to 16,742 sq ft
Rent	£25 per sq ft to include fixtures and fittings
Rateable Value	£290,500 Total combined RV of £290,500 - We recommend you check with the local authority for current rates payable.
Service Charge	TBC
EPC Rating	A

- 24 hour manned reception
- New air conditioning
- Large external terrace
- LED lighting
- Full access raised floors
- Shower block
- Cycle storage and locker facilities
- 17 parking spaces in total





# Location



**First and Fourth Floor Oceana House, Southampton, SO15 1GA**

Oceana House is situated in the heart of Southampton's Central Business District in the City Centre. Southampton Central main line railway station is approximately 200 metres from the building and provides regular services to London Waterloo (scheduled travel time of 76 minutes). The building also benefits from excellent communications by road and air. The A33 (The Avenue) can be accessed easily from the building and Southampton International Airport is situated circa 4.5 miles away.









# Further Details

## Description

Oceana House is a modern prestigious five storey office building with an impressive full height glazed atrium. The available accommodation is situated on the first and fourth floors which have been recently refurbished to a high quality specification.

In addition, the fourth floor office has been fitted out with 60 desks, two large meeting rooms, a large kitchen/breakout area, which leads to a large outdoor terrace.

The first floor can be split, if required.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
1st	11,812	1,097.37	To Let	Available
4th	4,930	458.01	To Let	Available
<b>Total</b>	<b>16,742</b>	<b>1,555.38</b>		

## Viewings

Strictly by appointment through the joint sole agents.

## Terms

A new FRI sub lease to expire 16th April 2029. The space can be let separately or combined.

## 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.

## Legal Costs

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

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.









## Enquiries & Viewings



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