



Stirling House

7 St. Johns Road, Southampton, SO30 4AA

**First floor self-contained office
suite with parking**

1,434 sq ft
(133.22 sq m)

- Prominent roadside frontage
- Private meeting room & directors office
- Allocated car parking
- Close proximity to M27
- Town centre location

Summary

Available Size	1,434 sq ft
Rent	£23,750 per annum
Rates Payable	£9,730.50 per annum
Rateable Value	£19,500
Service Charge	£7,737 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The property is a first-floor self contained office, accessed via its own private entrance. The office comprises 1,434 sq ft offering a mix of open plan accommodation, and glazed partitioned director’s office, and separate meeting room. There is a kitchen, and male/female toilets.

Externally the property benefits from 7 allocated parking spaces.

Location

The property is located in the town of Hedge End, Hampshire, situated to the east of the City of Southampton. The property prominently faces St Johns Road, and lies parallel to the B3036, the main through road of Hedge End. Junction 7 of the M27 is 1 mile, and approximately 2 miles from Hedge End railway station offering excellent connectivity.

Nearby occupiers include Co-op, Costa Coffee, Cotswolds Outdoors, Natwest, and Nationwide, amongst a number of local and independent businesses serving the community.

Viewings

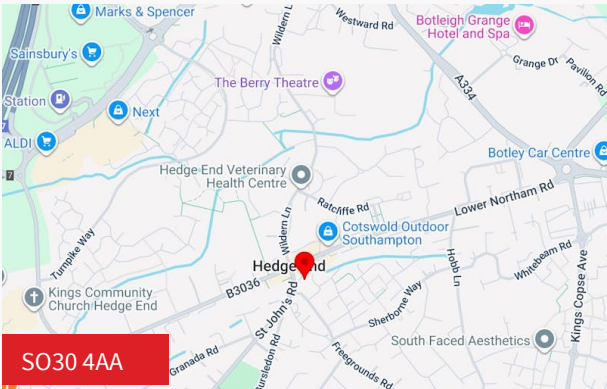
Viewings to be arrange solely via the sole agents.

Terms

A new FRI (full repairing & insuring) lease is available for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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