



**GROUND FLOOR EAST SUITE, OCEANA HOUSE,  
SOUTHAMPTON, SO15 1GA**

**OFFICE TO LET**

**1,879 SQ FT (174.56 SQ M)**

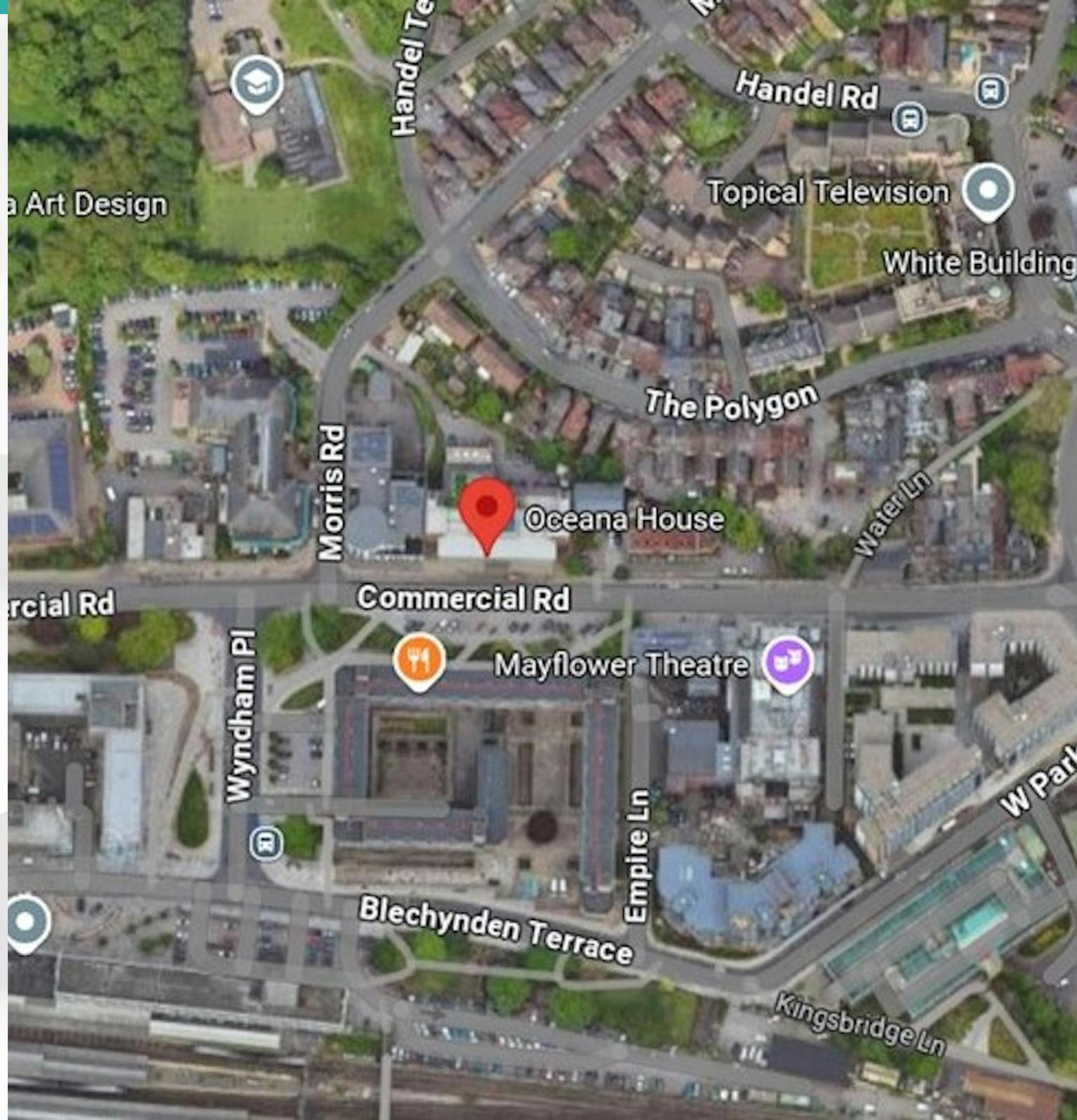


# Summary

## IMPRESSIVE HIGH QUALITY FULLY FITTED CITY CENTRE OFFICE SPACE

Available Size	1,879 sq ft
Rent	£27.50 per sq ft
Rateable Value	£32,822
	Interested parties are advised to make their own enquiries of the Valuation Office.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

- Fully fitted office suite
- BREEAM - Very Good
- 24 hour manned reception
- Heating & cooling system
- LED lighting
- Full access raised floors
- Shower block
- Cycle storage and locker facilities
- Parking ratio 1:964 sq ft







# 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 ground floor and benefits from a kitchen, open plan and cellular offices.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - East Suite	1,879	174.56	To Let	Available
<b>Total</b>	<b>1,879</b>	<b>174.56</b>		

## Viewings

Strictly by appointment through the sole agent.

## Terms

A new FRI lease to be negotiated.

## 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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