



**Lambert
Smith
Hampton**

02380 330 041

To Let

Office Suite

Modern Office Suites in a Character Building

4th Floor, Enterprise House, Ocean Way, Ocean Village, Southampton SO14 3XB



- 5,121 Sq Ft (475.80 Sq M)
- Air Conditioning
- Open Plan Accommodation
- 22 Car Parking Spaces



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

4th Floor, Enterprise House, Ocean Way, Ocean Village, Southampton SO14 3XB

Location

The property is situated in the waterfront location of Ocean Village to the east of the marina and with a mix of restaurants, bars, two cinemas and a five star hotel.

Southampton is well served by the main rail network which provides a direct line to London Waterloo with a commute time of approximately 1 hour 20 minutes.

The city also benefits from an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.

Description

The accommodation comprises of the 4th floor of this five storey office building, which has been extensively refurbished within the last five years.

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 suites benefit from a perimeter air conditioning system, linear lighting, and column free, open plan space. The building has excellent levels of parking, there being 22 spaces available with the suites (4 allocated spaces in the rear car park and an additional 18 permits for Ocean Village).

The large Ocean Village multi storey car park is located close to the rear of the property, and additional monthly, quarterly and annual permits can be purchased from MDL.

- Modern office site in a character building
- Air conditioned
- 22 car parking spaces
- Open plan accommodation
- Column free space
- Manned ground floor reception
- Shower facilities
- Available October 2018

Accommodation

The property has been measured to Net Internal Area as follows:

Accommodation	Sq ft	Sq m
4th Floor	5,121	475.8
Total	5,121	475.8

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

The 4th floor is currently assessed as Offices with a 2017 Rateable Value of £71,500, making Business Rates payable for the 2018/19 financial year £35,249.50. Rating Assessment Source - www.voa.gov.uk

Any intending lessee should satisfy themselves as to the accuracy of this information.

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Rent

£20.00 per sq ft - £102,420 per annum exclusive.

Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request.

EPC

C -51

Joint Agent

Jason Webb
Hellier Langston
023 80574513
jason@hlp.co.uk

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Oliver Hockley
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OHockley@lsh.co.uk

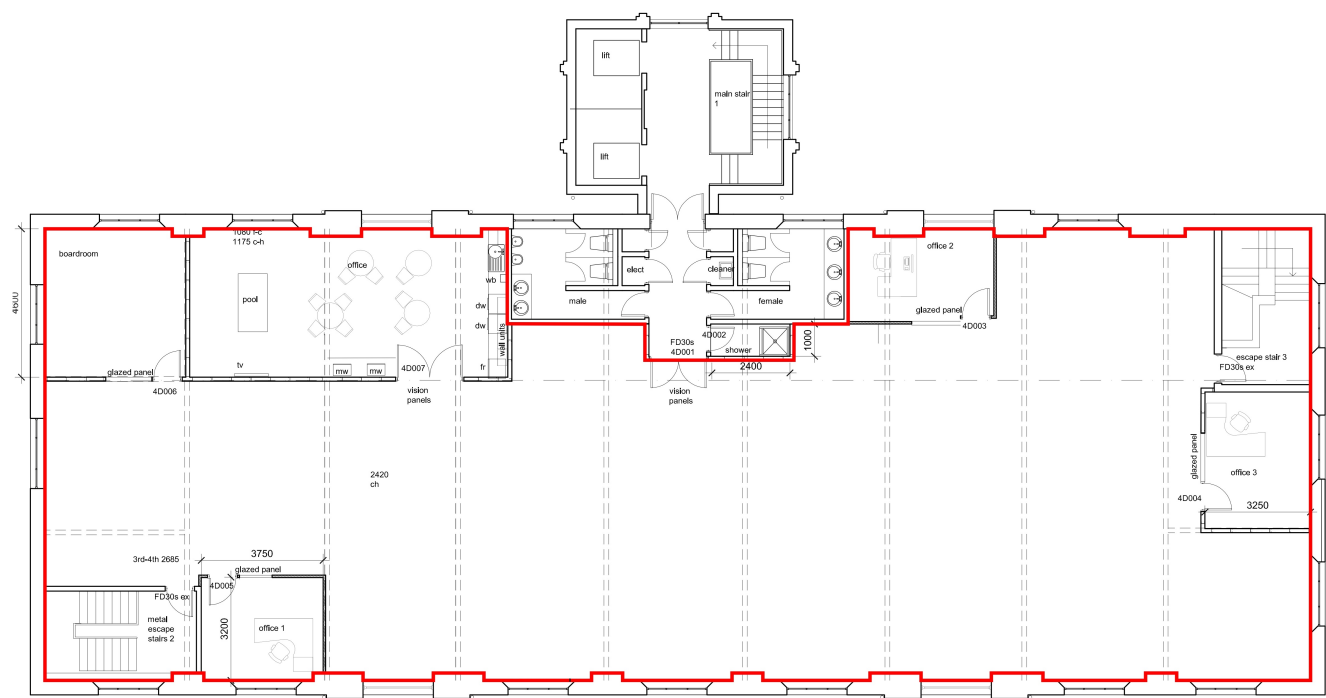
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4th Floor Photo



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4th Floor Floor Plan



Fourth Floor Plan

NIA
475.8 sq m
5 121 sq ft

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Location

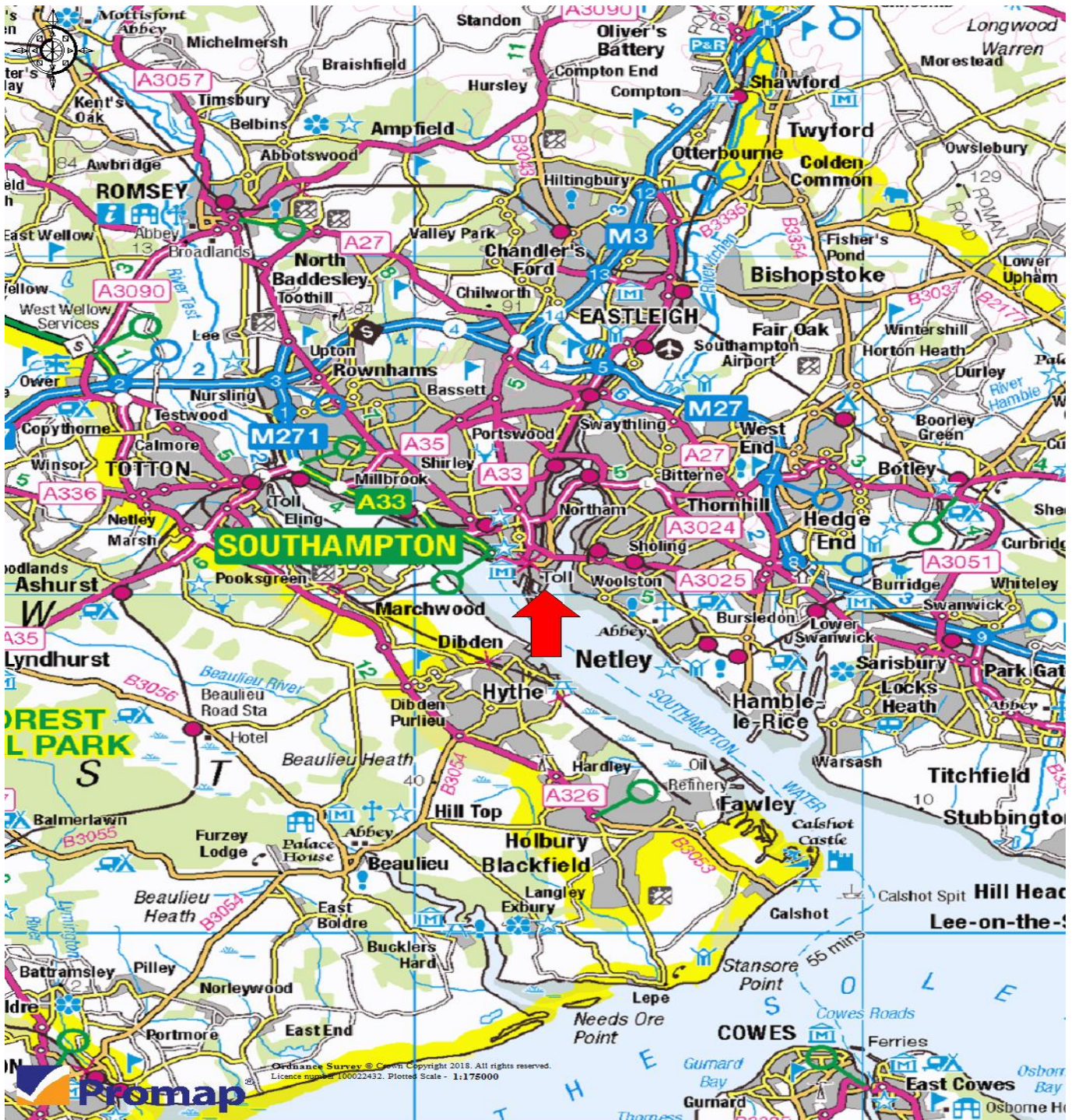


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October 2018

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