

PART SECOND FLOOR AND GROUND FLOOR – ANGLO CITY HOUSE, 2-6 SHIRLEY ROAD SOUTHAMPTON, HAMPSHIRE SO15 3EU



OFFICE SUITES - **TO LET**



KEY FEATURES

- Close proximity to Southampton train station
- Prominent location
- 7 allocated parking spaces in total
- Recently refurbished suites



124.86 sq m and 177.81 sq m (1,344 sq ft and 1,914 sq ft)

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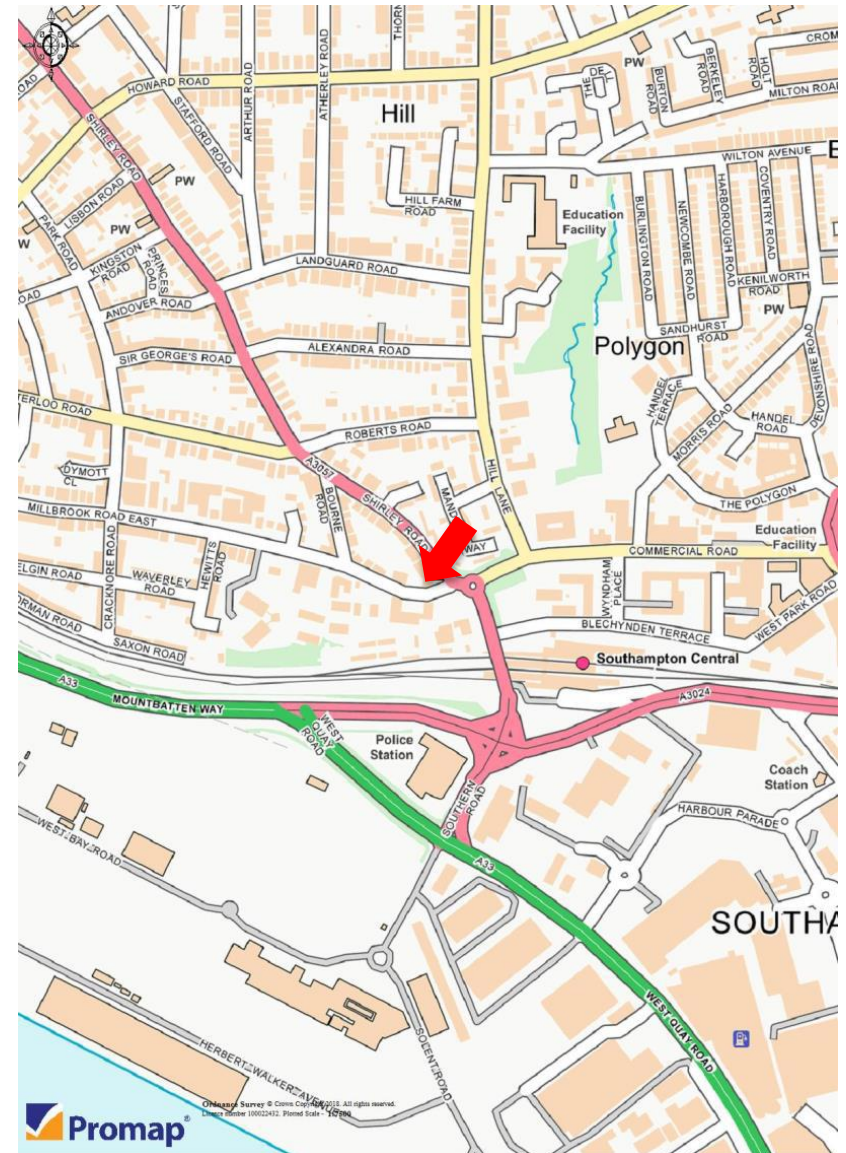
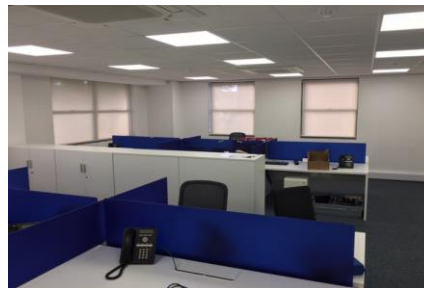


LOCATION

The property is located in central Southampton, in a prominent position on the corner of Shirley Road and Millbrook Road East, which offers access to Southampton Central Railway Station and all main bus routes.

Southampton Central Railway Station offers access to London direct within 90 minutes.

The property is also located 0.6 miles from West Quay Shopping Centre.



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DESCRIPTION

The property comprises a detached building of traditional brick construction. There is a communal entrance allowing access to all floors via stairs or lift. The common parts have recently been refurbished, including a new lift.

The suites benefit from the following:

- Perimeter trunking
- LED lighting
- Comfort cooling
- Gas radiators
- Meeting rooms
- Kitchen
- Open plan office

ACCOMMODATION (APPROX NIA)

Description	ft ²	m ²	Car Parking
Second Floor Suite E	1,914	177.81	4
Ground Floor Suite A	1,344	124.86	3

TERMS

The suites are available to let on a new FRI leases with terms to be agreed.

RENT

£16 per sq ft, exclusive of rates and service charge.

SERVICE CHARGE

The current service charge is available on request.

RATEABLE VALUE

The current rateable values equate to the following, exclusive of VAT.

Description	Rateable Value (pa)
Second Floor Suite E	£20,000
Ground Floor Suite A	£13,750

However, interested parties are advised to make their own enquiries via www.voa.gov.uk.

LEGAL COSTS

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

EPC

TBC

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
September 2019

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