



COMPASS HOUSE

ROMSEY ROAD
SOUTHAMPTON
SO16 4GU

DETACHED OFFICE BUILDING
UP TO 100,000 SQ FT TO LET

PART FLOOR LETTINGS FROM 5,000 SQ FT CONSIDERED

- PERFECTLY LOCATED
- TWO MILES FROM SOUTHAMPTON CITY CENTRE
- 1 MILE FROM THE M271 AND 3 MILES FROM THE M3
- PREMISES COMPRISES FOUR ADJOINING WINGS
- 326 VISITOR AND CAR PARKING SPACES



COMPASS HOUSE

LOCATION

The premises are located on Romsey Road, 2 miles northwest of central Southampton, close to the David Lloyd Centre, 1 mile from the M271 and 3 miles from the M3. The location provides easy access to central Southampton, the M27/M3, south coast, and Southampton Airport.

DESCRIPTION

Good quality office accommodation forms four adjoining wings on each floor of Compass House, a four storey building. The office areas are accessed via a dedicated reception with a 10 person lift, and benefit from air conditioning, raised floors, suspended ceilings, as well as 326 visitor and staff car parking.

SPECIFICATION

- Air conditioning
- Raised floors
- Suspended ceilings incorporating recessed lighting units
- WC and shower facilities
- Parking ratio of 1:300 sq ft
- Dedicated reception and 10 person lift in each core

EPC RATING

Category D/84.

TERMS

The premises are available by way of a new lease direct from the Landlord for a term by arrangement.

RENT

On application.

VAT

VAT is payable on rent, service charge and insurance rent.

LEGAL COSTS

Each party is to bear their own legal costs in any transaction.

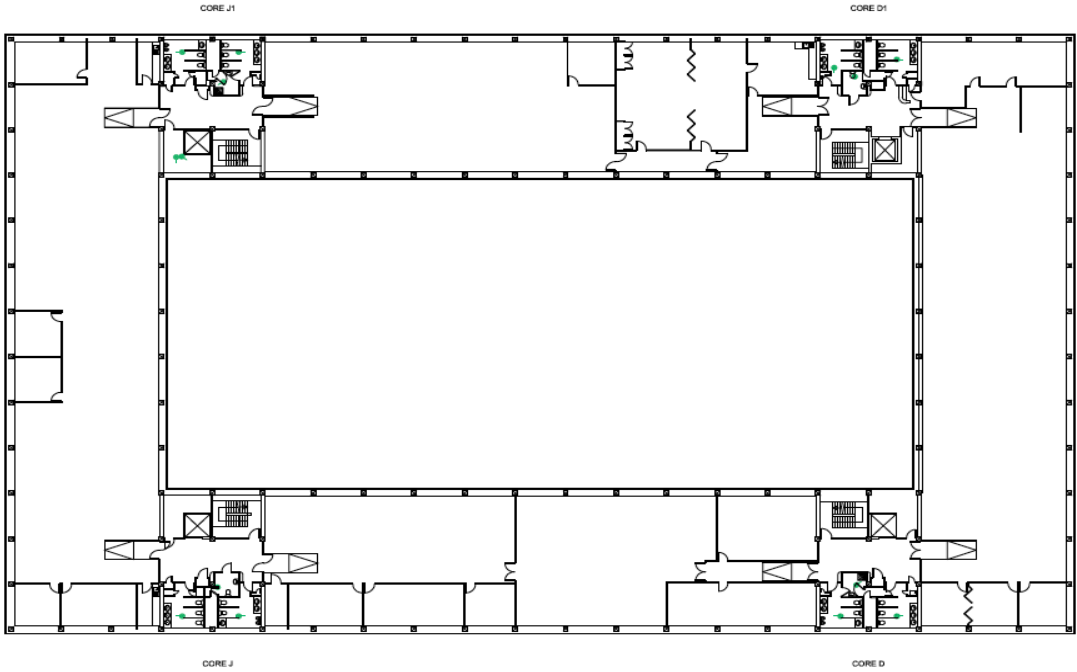
ACCOMMODATION

Availability

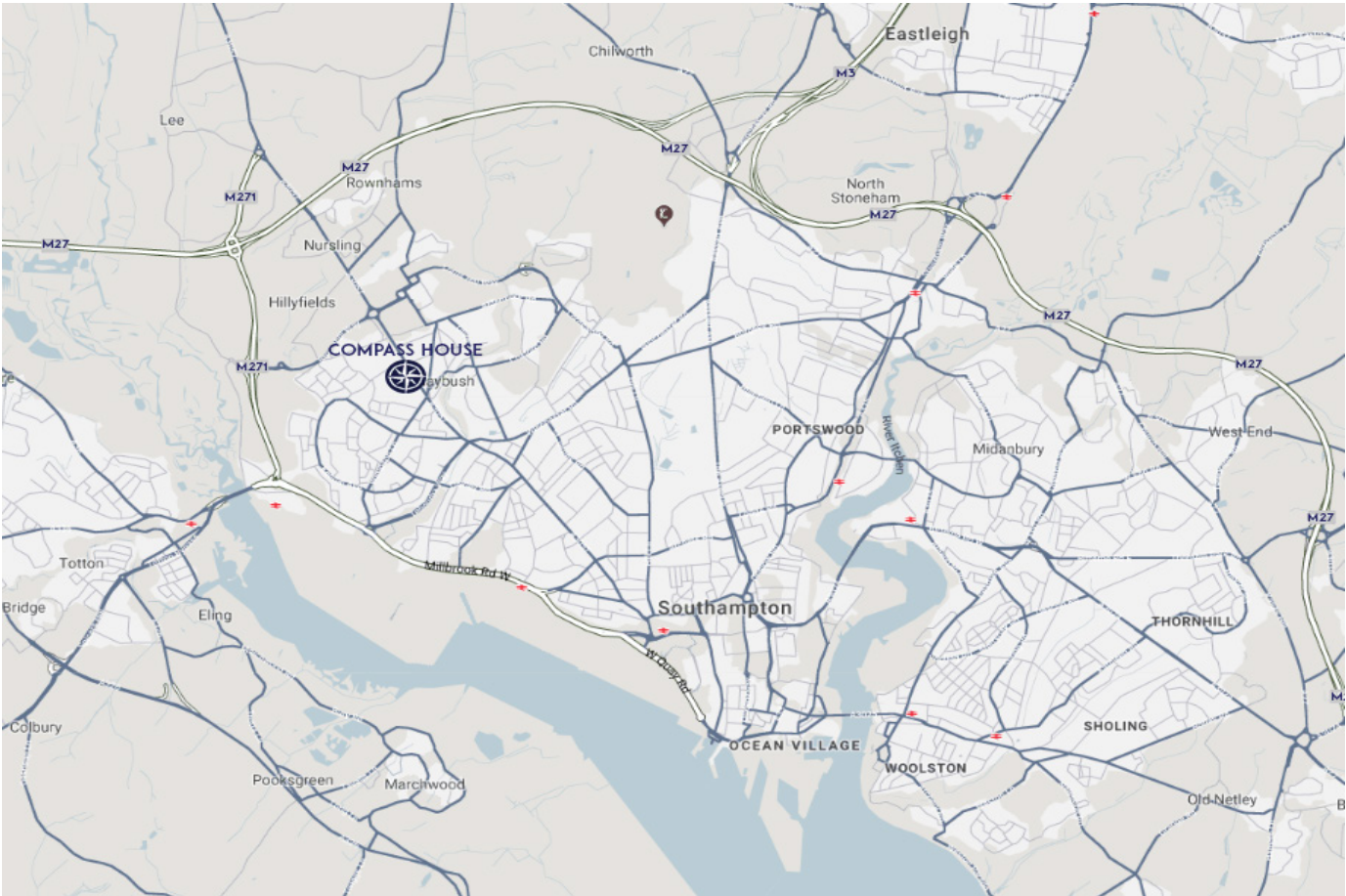
AREA	SQ M	SQ FT
Ground Floor	1,702	18,326
First Floor	2,436	26,217
Second Floor	2,515	27,070
Third Floor	2,456	26,441
TOTAL	9,109	98,054



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LOCATION

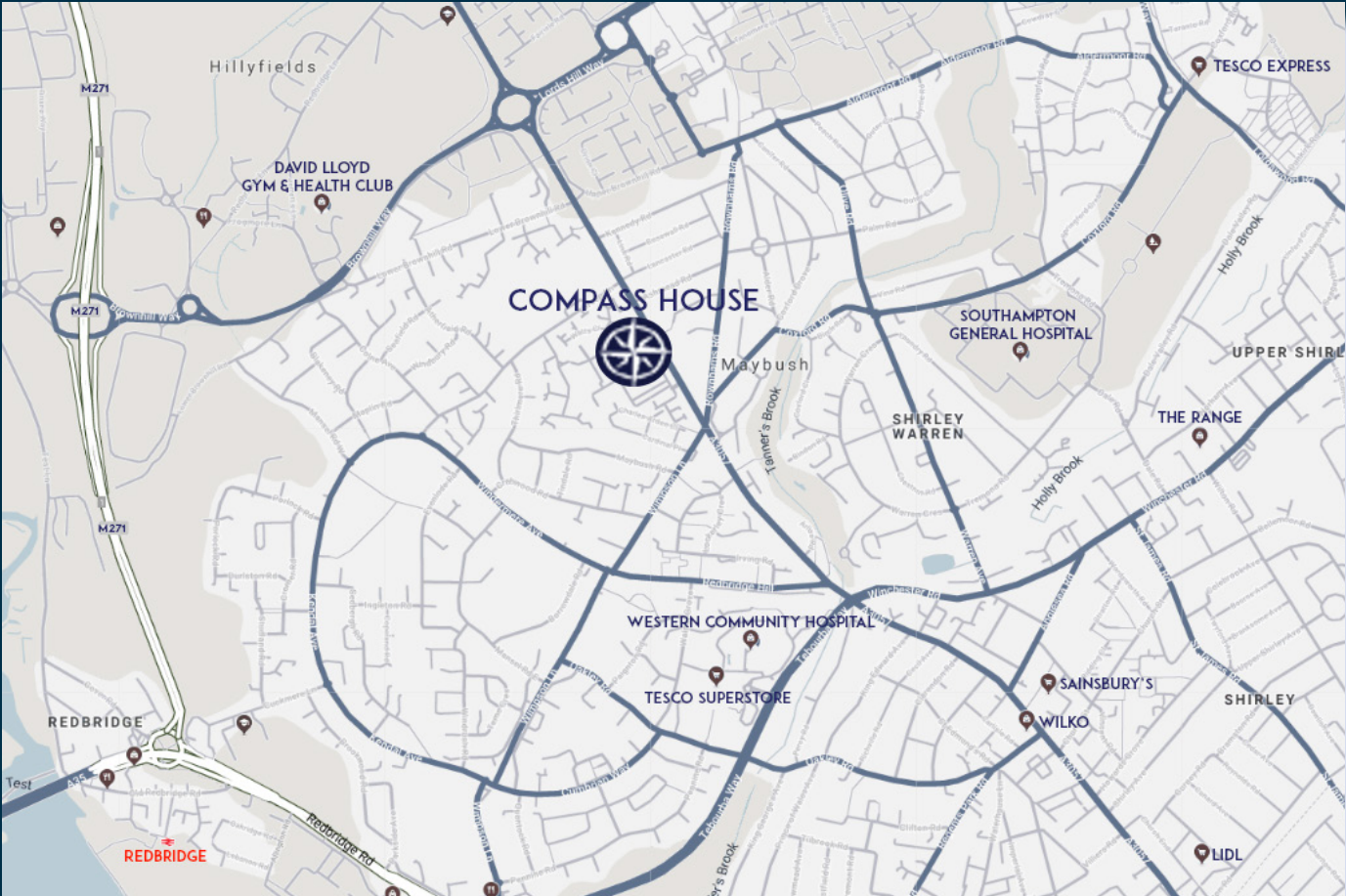


DISTANCES

FROM COMPASS HOUSE	MILES
M271	1
M3	3
Town Centre	2
London	80
Southampton Airport	5
Train to London Waterloo	From 70 mins 2 every hour

PUBLIC TRANSPORT

SERVICE	BETWEEN	STOP	FREQUENCY	EARLIEST/LATEST
Bluestar No.4	Southampton & Romsey	Maybush Corner	30 mins (Peak)	07:19 - 23:35
Bluestar No. 7	Sholing - Southampton City Centre - Lords Hill	Maybush Corner	15 mins (Peak)	06:45 - 19:48





COMPASS HOUSE

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