



**Lambert
Smith
Hampton**

02380 330 041

To Let

Office Premises

Modern City Centre Office Premises

Roman Landing, 35-37 St Mary's Road, Southampton SO14 3HY



- 2,664-5,434 Sq Ft (247.49-504.83 Sq M)
- Convenient location close to city centre
- Recently refurbished
- New comfort cooling



Lambert Smith Hampton

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

Roman Landing, 35-37 St Mary's Road, Southampton SO14 3HY

Location

Roman Landing is well situated off Kingsway, Southampton which is the inner ring road around the city centre providing easy access to the M3 and M27. The building itself overlooks Hoglands Park and is close to the main shopping and professional areas of the city.

Description

The building is an impressive modern five storey office building of brick construction under a pitched tiled roof.

The building has a private car park where allocated parking will be provided. The two available floors have been fully refurbished to provide new comfort cooling, raised floors and LED lighting.

- 4 parking spaces per floor
- Suspended ceiling with LED lighting
- Raised floors
- Convenient location close to city centre
- Prominent building with pleasant views across park
- Lift

Accommodation	Sq Ft	Sq M
Ground Floor	2,664	247.49
First Floor	2,770	257.34
Total	5,434	504.83

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

To be reassessed.

Terms

The building is available on a floor by floor basis on a new full repairing and insuring lease. A service charge is payable. Full details on request.

EPC

Ground Floor: C-52
First Floor: B-46

Rent

£15 per square foot.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

Emma Lockey

CBRE

023 8020 6312

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Oliver Hockley

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Location

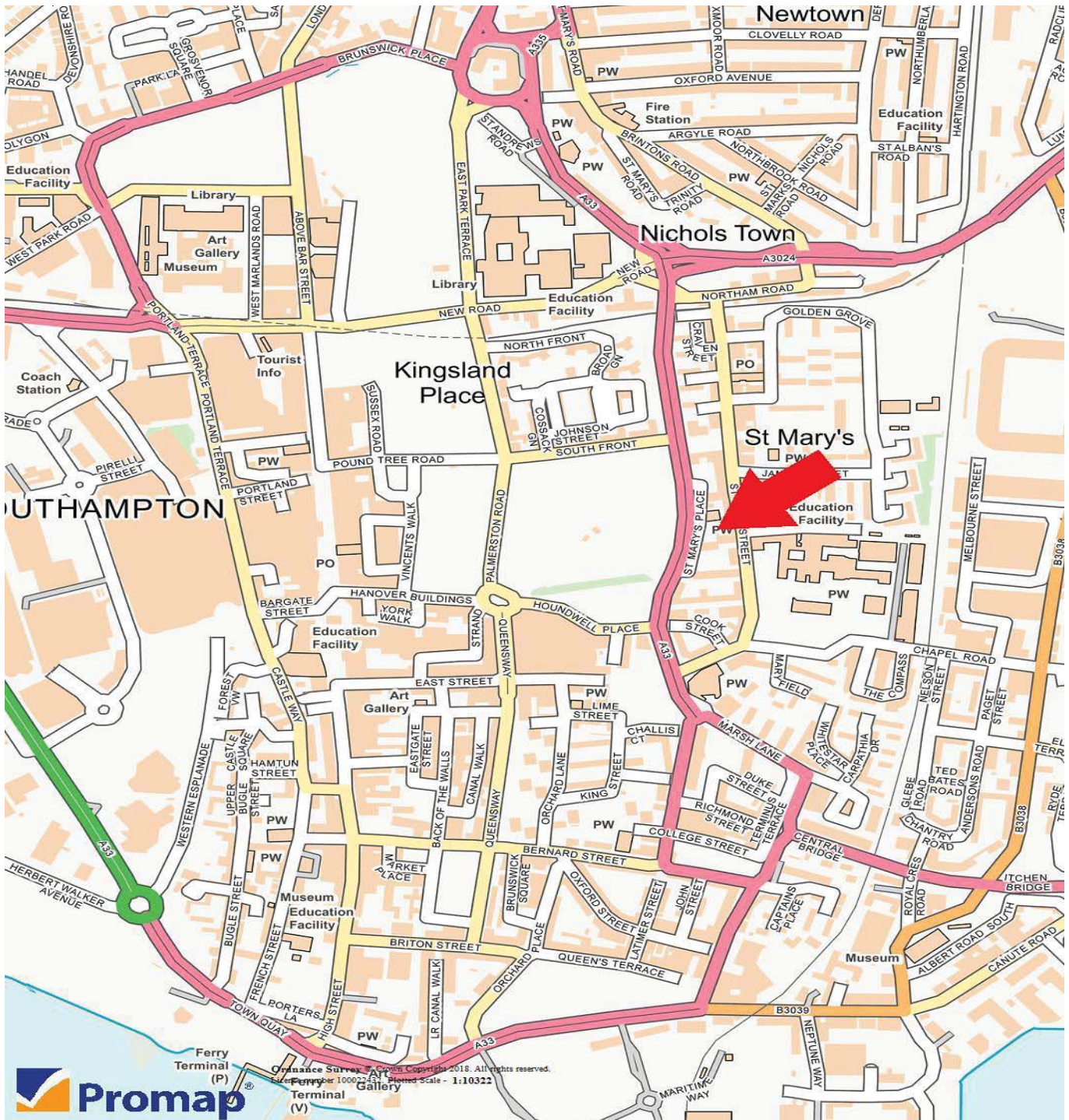


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July 2019

CBRE

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