



Units 6 & 7 Admirals Quay, Ocean Way, Southampton SO14 3LN

TO LET

New Waterside Offices

**2,465 - 5,661 Sq Ft
(229 - 526 Sq M)**

Units 6 & 7 Admirals Quay, Ocean Way, Southampton SO14 3LN

DESCRIPTION

Units 6 & 7 Admirals Quay is comprised of two newly refurbished, self-contained waterfront office units, available to rent as a whole or individually. They offer open plan ground floor accommodation with suspended floors and ceilings. Parking is available in the nearby multi storey car park by separate negotiation.

- ✓ **2,645 - 5,661 Sq Ft (245.73 - 525.92 Sq M)**
- ✓ **Air conditioning**
- ✓ **Open plan accommodation**
- ✓ **Self contained office space**
- ✓ **Attractive location facing onto Ocean Village marina**
- ✓ **Can be let as a whole or as individual suites**

LOCATION

The property is situated in the waterfront location of Ocean Village, at the southern end of central Southampton. It directly faces onto the marina, benefiting from being within walking distance of a mix of restaurants, bars and cinema. The recently opened five star Harbour Hotel is opposite the property on the other side of the marina.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 6	2,465	229
Unit 7	3,196	297
Total	5,661	526

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

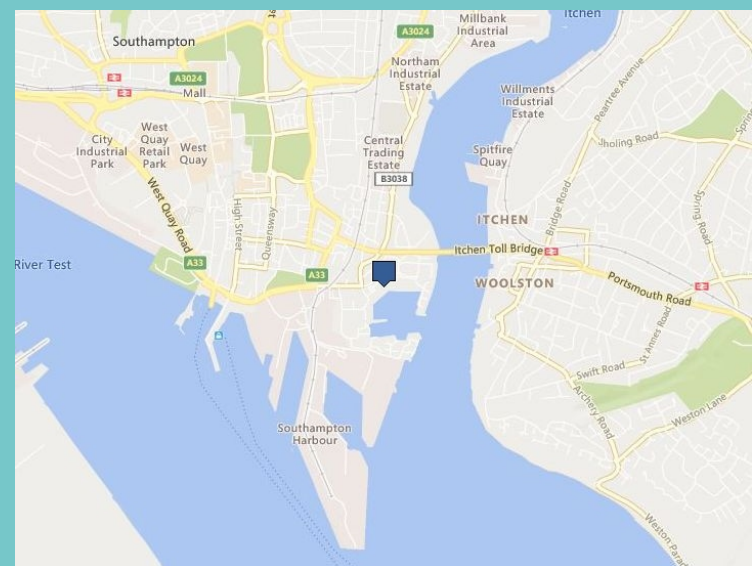
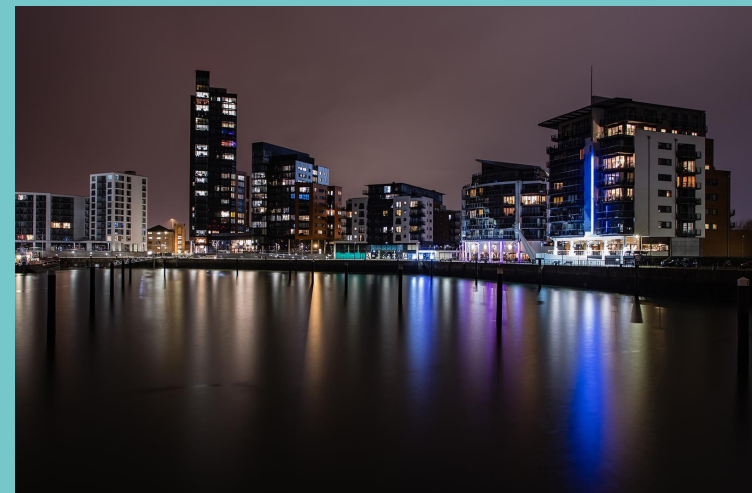
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Rent available upon application. The property is available on a new full repairing and insuring lease, including periodic rent reviews, for a term to be agreed.

EPC

Subject to confirmation.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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