



**SAXON HOUSE, SAXON WHARF, SOUTHAMPTON, SO14
5QF**

OFFICE TO LET

1,549 TO 4,881 SQ FT (143.91 TO 453.46 SQ M)



Summary

OFFICE SPACE WITH MARINA VIEWS

Available Size	1,549 to 4,881 sq ft
Rent	Rent on application
Business Rates	Circa £6.84 per sq ft
Service Charge	Capped at £7.50 per sq ft
EPC Rating	E (118)

- Easy access to Southampton city centre and A27
- 6 car parking spaces per suite
- Flexible lease terms
- Communal kitchenette
- Passenger lift
- Open plan
- Marina views



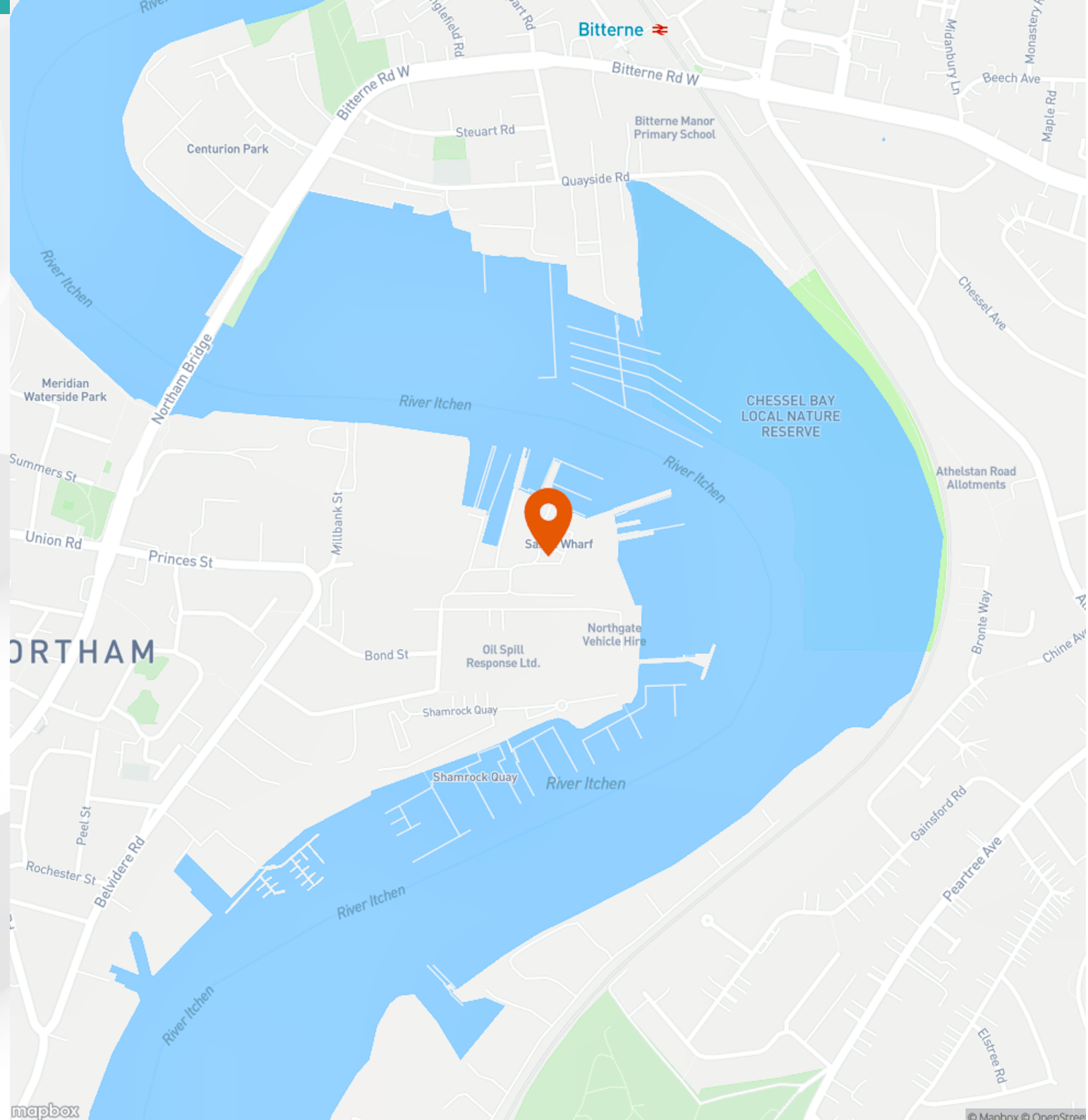
Location



**Saxon House Saxon Wharf,
Lower York Street,
Southampton, SO14 5QF**

The property is situated in Saxon Wharf, off Lower York Street, approximately 1 mile north east of Southampton city centre.

Neighbouring occupiers include Oyster Yachts, Merchant Agency and Ocean Sports Tuition.



Further Details

Description

The building is arranged as offices to ground and first floor, with communal kitchenette, separate male/female toilets, and a 4-person passenger lift.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 2 - Ground Floor	1,549	143.91	Available
Unit - 3 - First Floor	1,666	154.78	Available
Unit - 4 - First Floor	1,666	154.78	Available
Total	4,881	453.47	

Specification

Raised floor
Wrap around balcony
Central heating
Double glazed sliding windows
Comfort cooling cassettes
Recessed strip lighting

Viewings

Strictly by appointment through the sole agent.

Terms

A new FRI lease is available on terms to be agreed.

Legal Costs

The tenant is to pay £525, plus VAT, towards the landlord's legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Joint Sole Agent

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Enquiries & Viewings



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**Vail
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