



Ground Floor, 11 The Avenue, Southampton SO17 1XF

**TO LET**

Newly Refurbished Open Plan Office

**2,890 Sq Ft  
(268 Sq M)**

# Ground Floor, 11 The Avenue, Southampton SO17 1XF

## DESCRIPTION

The ground floor office in a prominent detached building providing modern and open plan office space. The property is in a prime position close to Southampton city centre, and has undergone complete refurbishment with air conditioning, ceiling and lighting systems, WC and shower facilities. The office benefits from an abundance of natural light and a 1GB Virgin Media fibre line connection. There are 5 allocated on-site parking spaces and a further 4 spaces in close proximity to the building available by way of a separate licence.

- ✓ Brand New Kitchen Recently Fitted
- ✓ Air Conditioning System
- ✓ Dedicated 1GB Virgin Fibre Line To The Building
- ✓ Up To 9 parking Spaces With The Ground Floor
- ✓ LED Lighting
- ✓ Glazed Entrance Lobby



## LOCATION

11 The Avenue is situated on one of the main arterial routes in and out of Southampton which connects the city to the M3 and M27 motorway networks with approximately 20,000 cars travelling past this building on a daily basis. There are a wide range of commercial users in the vicinity including office occupiers, retailers, hotels and a large residential population.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,890	268
<b>Total</b>	<b>2,890</b>	<b>268</b>

## 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

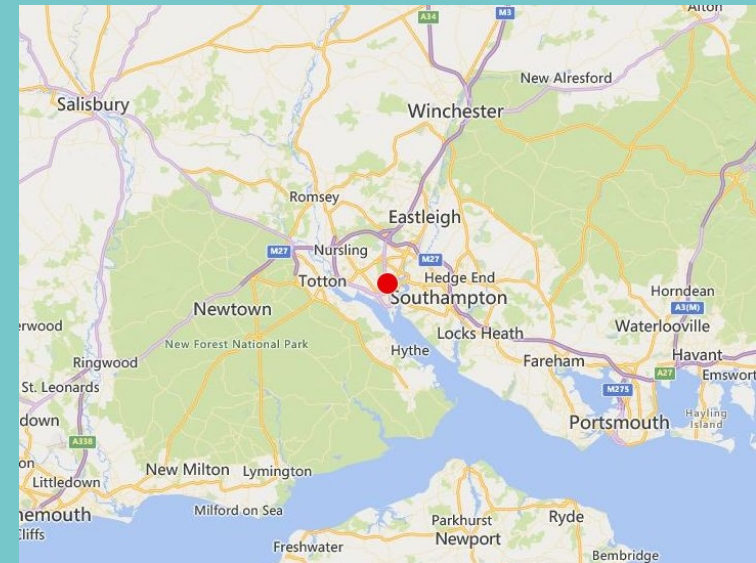
For business rating information please visit the Valuation Office Agency website [www.vo.gov.uk](http://www.vo.gov.uk).

## TERMS

Price to be provided on application.

## EPC

The Energy Performance Asset Rating is C (71).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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