



Ground Floor, 11 The Avenue, Southampton SO17 1XF

TO LET

City Centre Office With Excellent
Parking

3,116 Sq Ft
(289 Sq M)

DESCRIPTION

The ground floor office provides modern and open plan office space that 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 the potential for up to 15 additional spaces in close proximity to the building available by way of a separate licence.

- ✓ Redesign & Refurbishment To Entrance Lobby
- ✓ Situated In City Centre With Good Transport Links
- ✓ Potential For Up To 20 Parking Spaces
- ✓ Dedicated 1GB Virgin Fibre Line To The Building
- ✓ Brand New Kitchen & Meeting Room Recently Fitted
- ✓ LED Lighting & Air Conditioning System



LOCATION

11 The Avenue is a prominent detached building, situated in Southampton City Centre on one of the main arterial routes in and out of Southampton which connects the city to the M3 and M27 motorway networks. 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	3,116	289
Total	3,116	289

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

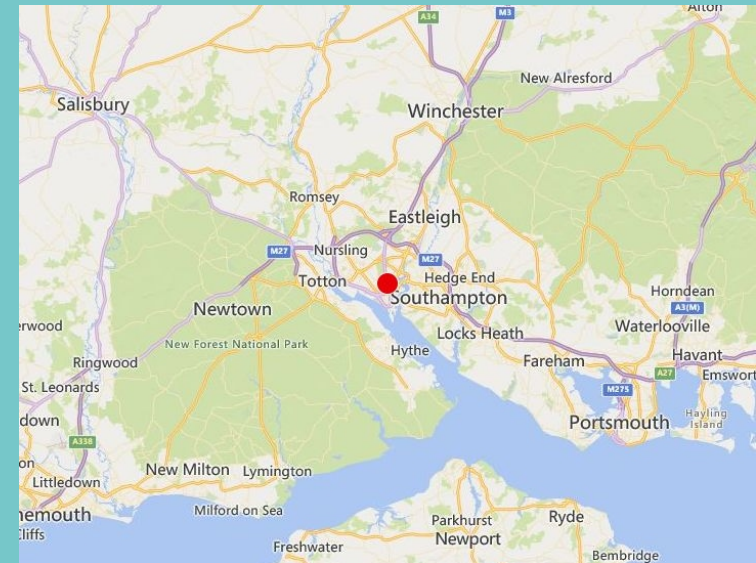
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £21.50 per sq ft.

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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