



11 THE AVENUE

Second Floor, 11 The Avenue, Southampton SO17 1XF

TO LET

Fully Fitted Office With Generous
Parking

**4,406 Sq Ft
(409 Sq M)**

Second Floor, 11 The Avenue, Southampton SO17 1XF

DESCRIPTION

A prominent detached building located in a prime position. The available accommodation is situated on the second floor and comprises fully fitted and cabled office space available on a sublet basis. The property has undergone a complete refurbishment and includes new air conditioning, ceiling grid, LED lighting, WC's and shower facilities. The building has an abundance of natural light and also benefits from a 1GB fibre line connection through Virgin Media.

- ✔ Completely Furnished with Desking & Chairs
- ✔ Multiple Meeting Rooms
- ✔ Air Conditioning System & LED Lighting
- ✔ Generous Allocated Parking
- ✔ WC & Shower Facilities
- ✔ Dedicated 1GB Fibre Line to Building



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 |
|--------------------|--------------|------------|
| Second Floor | 4,406 | 409 |
| Total | 4,406 | 409 |

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

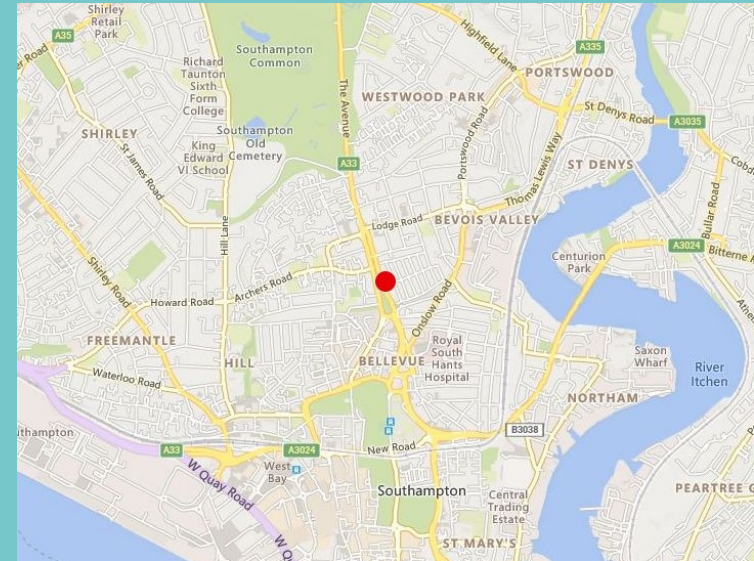
For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

£35 per sq ft all inclusive rent on a sublet basis.

EPC

The Energy Performance Asset Rating is C (71).



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VIEWING & FURTHER INFORMATION

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