



Second Floor Unit 3 Meridians Cross, Ocean Way, Southampton SO14 3TJ

**TO LET**

Newly Refurbished High Quality Office Suite

958 Sq Ft  
(89 Sq M)



# Second Floor Unit 3 Meridians Cross, Ocean Way, Southampton S014 3TJ

## DESCRIPTION

Newly refurbished second floor office, complete with open plan kitchenette, LED lighting and new air conditioning system. The office comes with 3 parking spaces and access to shared WCs.

- ✓ **Attractive Location**
- ✓ **Open Plan Office With Kitchenette**
- ✓ **3 Car Parking Spaces**
- ✓ **New Air Conditioning System For Heating & Cooling**
- ✓ **Shared WCs**
- ✓ **LED Lighting**

## LOCATION

The property is situated in Ocean Village within close proximity to the Marina, restaurants and bars. Southampton is well served by the rail network providing a direct line to London Waterloo (approx. 1 hour 20 minutes). The city has an international airport providing domestic and European flights. The M27 and M3 motorway network provides road links throughout the South Coast.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	958	89
<b>Total</b>	<b>958</b>	<b>89</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

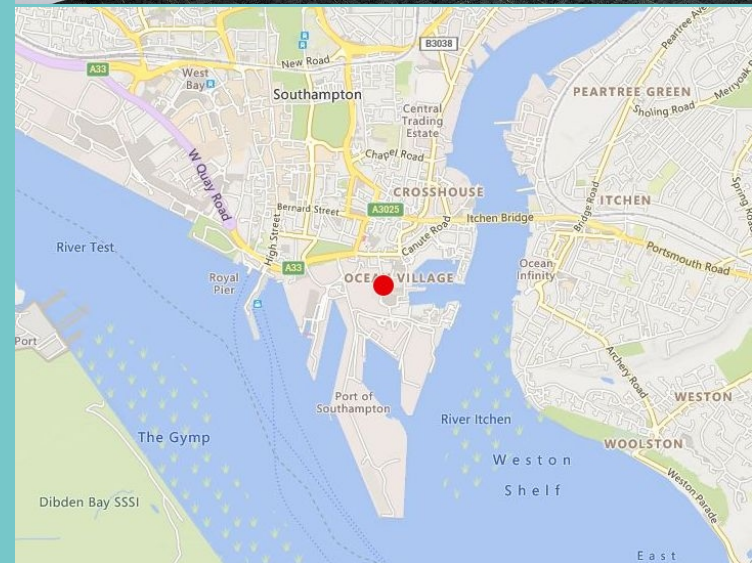
Rateable Value: £12,500.

## TERMS

Rent on application.

## EPC

The Energy Performance Asset Rating is B (43).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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