



Ground Floor Unit 4 Prospect House, Ocean Way, Southampton SO14 3TJ

TO LET

Brand New Fully Fitted Suite

915 Sq Ft
(85 Sq M)

Ground Floor Unit 4 Prospect House, Ocean Way, Southampton S014 3TJ

DESCRIPTION

Brand new, fully fitted Grade A office space ready to occupy immediately, benefitting from 10 desks, an 8 person boardroom, kitchenette and break out area.

The specification also includes LED lighting, an air conditioning system and CAT 5E cabling already in place.

The office comes with 3 parking spaces.

- ✓ Ready for Occupation Immediately
- ✓ 3 Parking Spaces
- ✓ 10 Desks with space for more if required
- ✓ 8 Person Boardroom
- ✓ Kitchenette & Break Out Area
- ✓ DDA Compliant

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
Ground Floor	915	85
Total	915	85

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

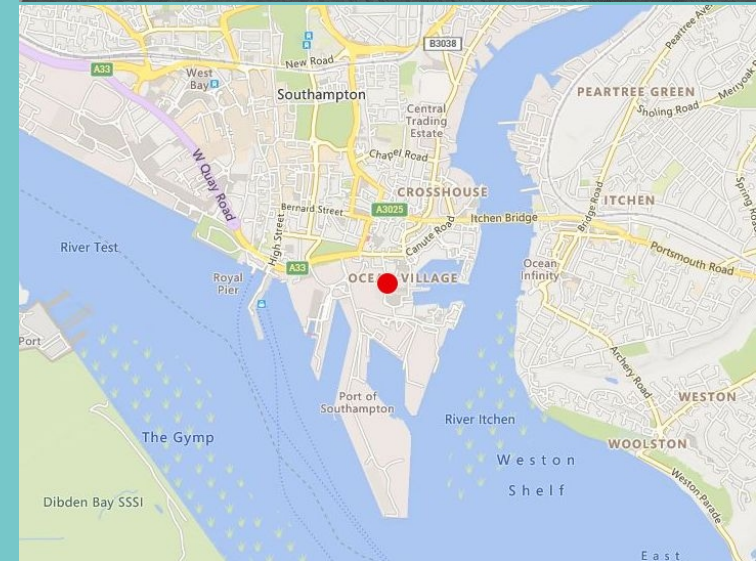
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Rent on application.

EPC

The Energy Performance Asset Rating is C (58).



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VIEWING & FURTHER INFORMATION

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