



Unit 2, Ground Floor, Orchard House

51-67 COMMERCIAL ROAD, SO15 1GG



TO LET/POTENTIAL SALE WITH VACANT POSSESSION

Prominent City Centre Location

Situated Opposite Southampton Central Railway Station

3,208 sq ft (298.02 sq m)

Description

Unit 2 Orchard House comprises a commercial unit of 3,208 ft² with frontage onto Commercial Road. The property has a designated reception area and open plan office configuration.

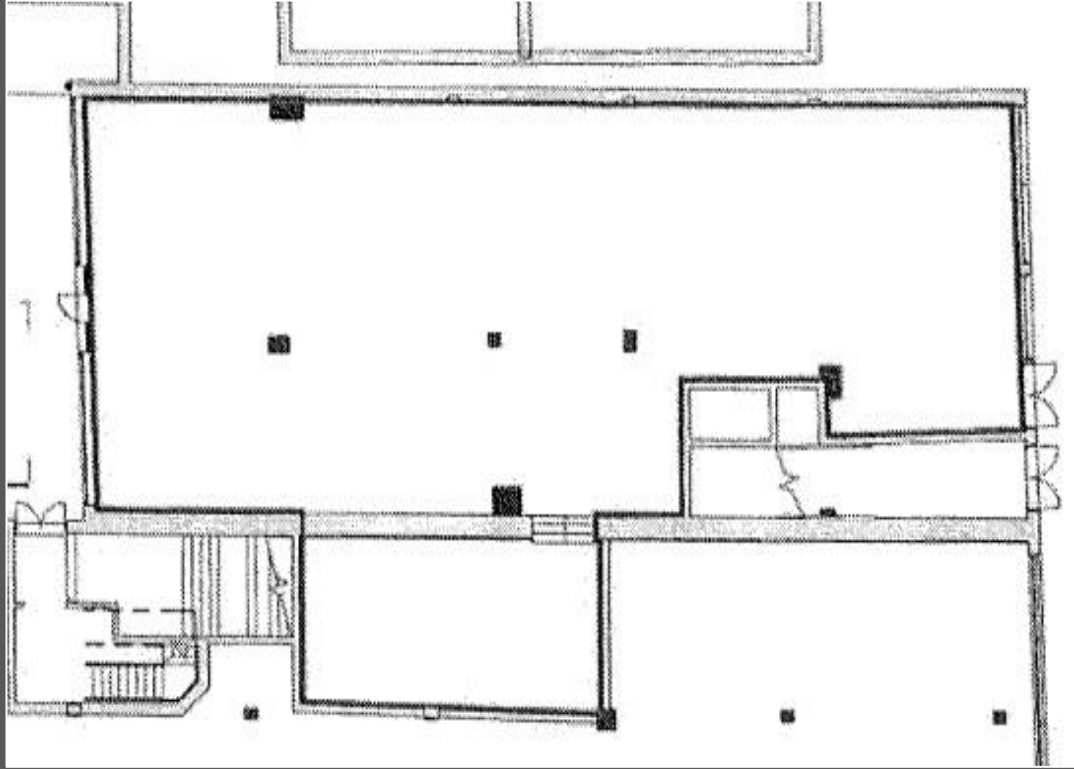
Specification

- Prominent location on Commercial Road
- Situated opposite Southampton Central Railway Station
- Open plan office configuration
- Carpeted flooring
- Painted plaster walls
- Suspended ceilings
- Air conditioning
- Cat II fluorescent strip lighting
- Large partitioned meeting room and smaller partitioned meeting rooms
- Kitchen with canteen area
- 5 designated private car parking spaces to rear of property
- EPC rating B47



Floor Area	Sq Ft	Sq M
Ground Floor Retail Unit	3,208	298.02
Total Net Internal Floor Area	3,208	298.02





Floor Plan – Indicative Only





The property is situated in a prominent position with frontage to Commercial Road within a vibrant mixed use location. The premises benefit from being a 200m walk to Southampton Central Railway Station, several retail units and recognised local attractions such as the Mayflower Theatre. Locally, the area is populated with numerous occupiers including national organisations such as Womble Bond Dickinson, Maritime & Coastguard Agency and Quilter.

Southampton is a large coastal city located in the south east of England with a population of over 235,000 people. Conveniently located in the heart of Southampton City Centre, the property is situated on Commercial Road.

To A33 for M3/
A335 for M27 J5 &
Southampton Airport

Watts Park

Unit 2 Orchard
House

Mayflower
Theatre

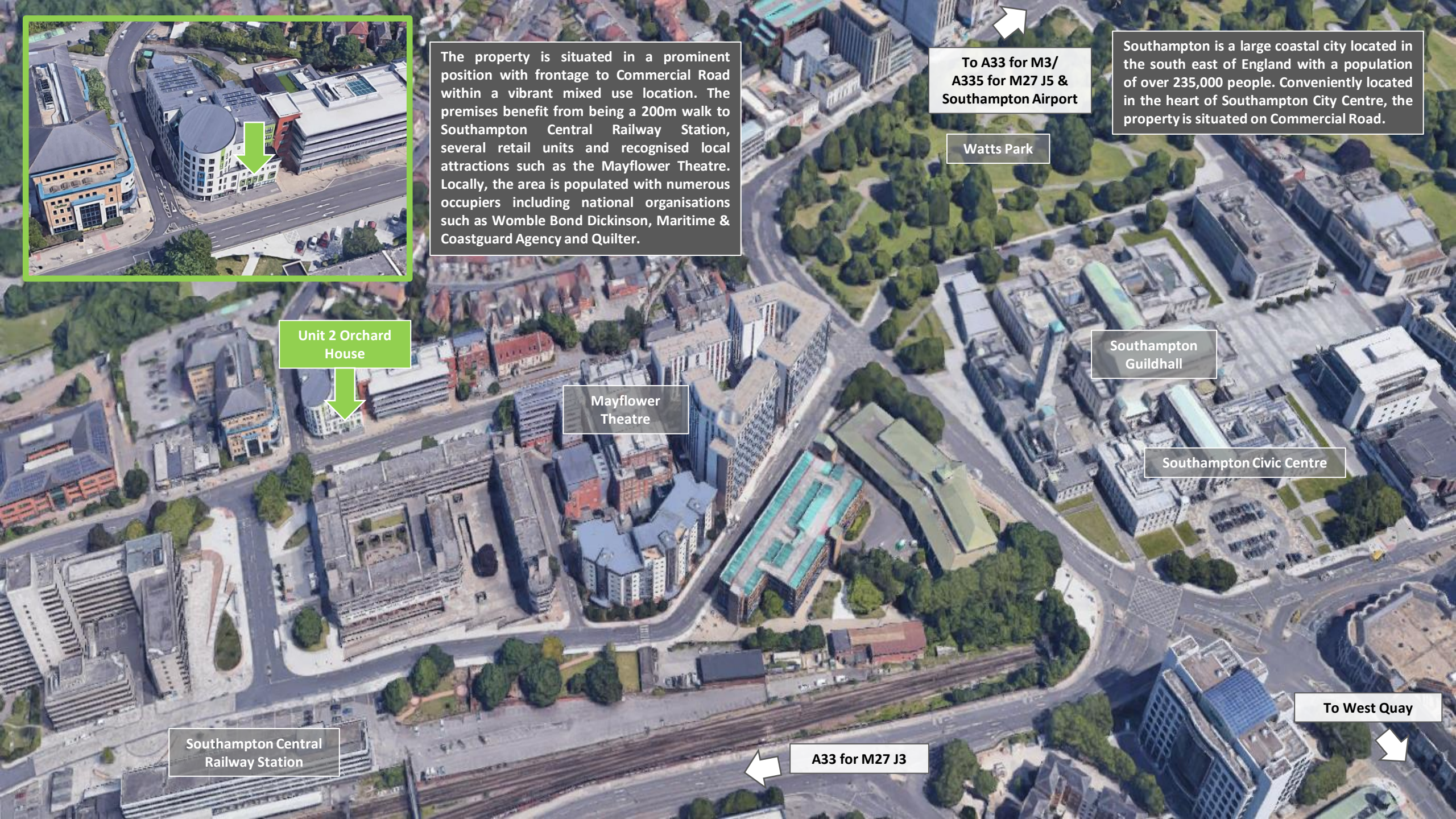
Southampton
Guildhall

Southampton Civic Centre

Southampton Central
Railway Station

A33 for M27 J3

To West Quay



Location

The property benefits from good transport links and road communications with the A33, M27 and M3 all in close proximity. Direct access is afforded via A33 Mountbatten dual carriageway west to the M27 J3, east via A335 to M27 J5 or north via A33 to M3. Southampton Central Railway Station is situated 200 metres walking distance and provides regular services into London Waterloo. Southampton Airport is 4 miles distant.

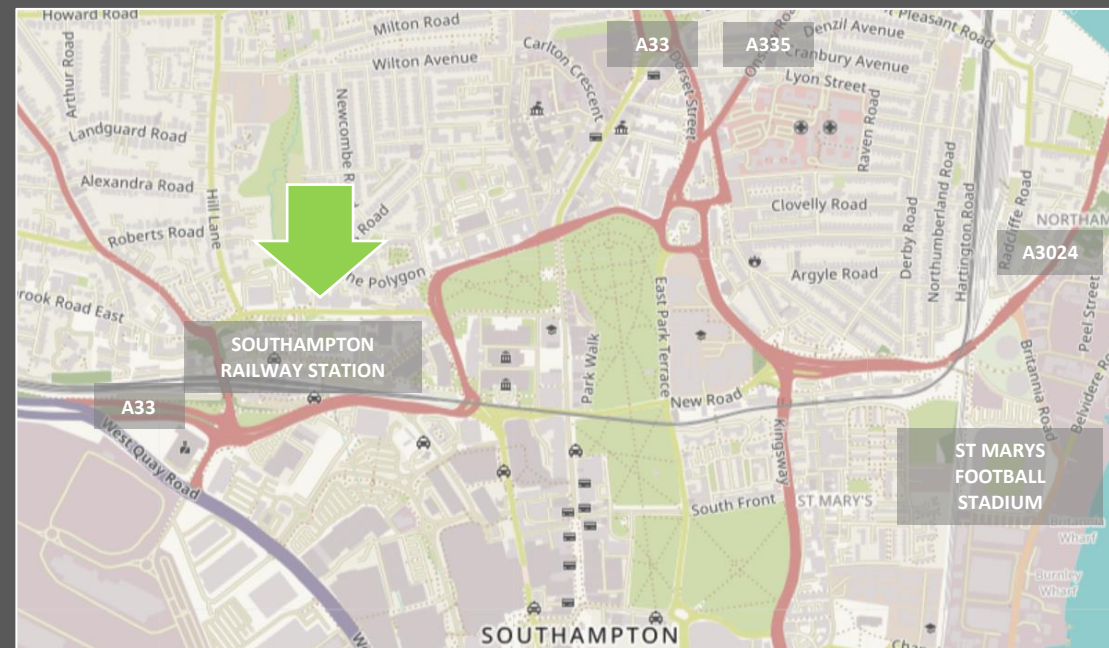
Terms

Unit 2 is available to let on a new FRI lease for a term to be agreed. Alternatively, the premises may be available for sale with vacant possession. Details on application.

Business Rates

All enquiries to Southampton City Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Destinations	Miles
Southampton Central Railway Station	200 metres
Southampton Airport & Airport Parkway Railway Station	3.8
M27 Junction 3	4.3
M27 Junction 5	3.6
M3	3.5



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SAT NAV: SO15 1GG

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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