

# Offices To Let

## Prominent Prime City Centre Offices

### 4th Floor, Charlotte Place, SOUTHAMPTON, SO14 0TB

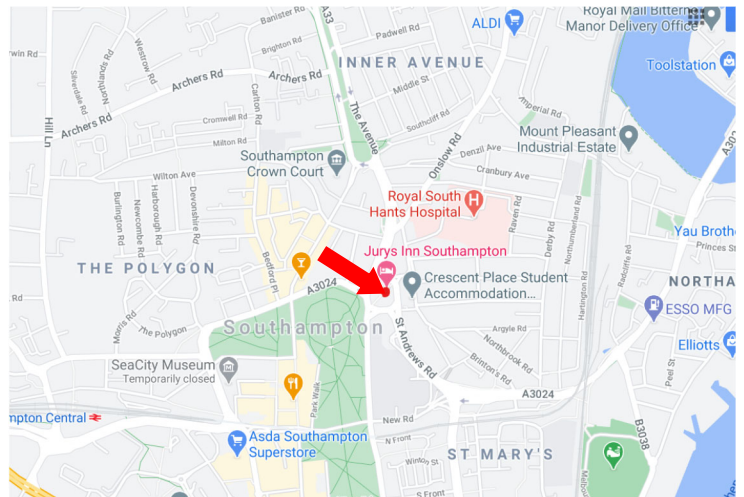


### Highlights

- Prominent Parkside Location
- Air Conditioning
- Raised Floors
- Existing 2015 fit-out includes Kitchen/Break Out Area and Showers

### Location

Charlotte Place occupies a prime position on the roundabout junction of the A33 and St Andrews Road (A3024) the main route into the City Centre from the M3. The building is opposite East Park and within a 10 minute walk of the shops and restaurants of London Road and Bedford Place. Southampton Central train station is a 10 minute walk.



### Description

Charlotte Place is a nine-storey office building built in 2008 along with the adjacent Jury's Inn hotel.

The floor was refitted in 2015 with Cat II lighting, 15 internal offices, kitchen/break out area and shower. In 2021 the building is due to undergo upgrade works including a new reception.

For further information please contact:

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## Floor Areas

11,766 sq ft with onsite secure parking at 1:864 sq ft (13 spaces). Also available on a sublease from 5,000 sq ft.

## Tenure

The 4th floor is available immediately on a sub-lease (or an assignment of the head lease) to expire in February 2025.

## Rent

The current passing rent of £176,790.00 pa equates to **£15.00 per sq ft**.

## Business rates

We understand that the property is assessed as follows:

**Business Rates:** £7.18 per sq ft on a rateable value of £165,000.00.

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Service charge

The building service charge is capped, payable in 2021 at rate of: £5.71 per sq ft ( subject to annual increases in line with the RPI).

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Asset Rating is 'C' (55). A certificate can be made available.

## VAT

All rents, prices and premiums are exclusive of VAT.

## Viewing

For further information or to arrange an appointment to inspect please contact:

Angus Malcolmson

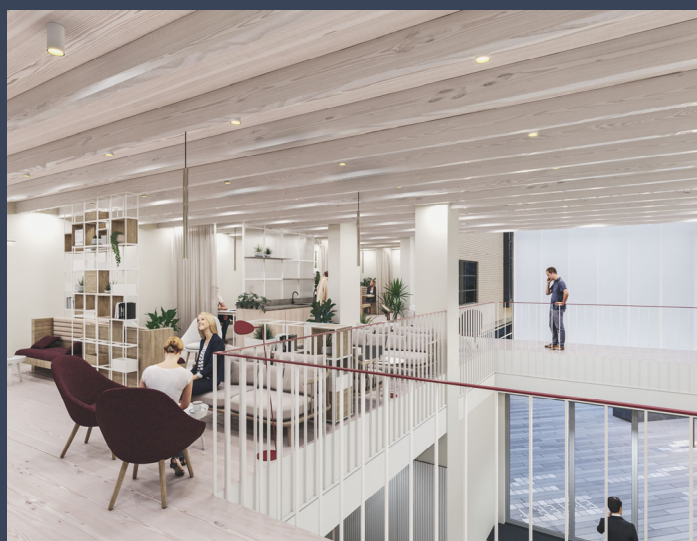
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*Proposed Reception Works*



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