

# PROPERTY PARTICULARS

**TO LET**

**Office with Parking**

**1,691 sq ft (157.09 sq m)**

**Prominent Location  
Close Proximity to Docks**



**Surety House,  
Old Redbridge Road,  
Southampton, SO15 0NE**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

**Subject to Contract**

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



**LOCATION**

Surety House is located in a prominent position along the A35 Redbridge Road at the slip road to the M271 providing excellent communication links to the south coast M27 and M3 motorways. It is in close proximity to Southampton city centre, 3.9 miles (6.2 km) to the east, Southampton Central Station, 3.3 miles (5.2 km) to the east with mainline services to London Waterloo and Southampton International Airport 8.7 miles (14 km) to the north east. Southampton Dock Gate 20 is 0.8 miles (1.3km) to the east.

**DESCRIPTION**

The property comprises a first floor office with meeting rooms, with air conditioning and independent front entrance door. There is a newly refurbished kitchen, two WC's and central heating. There is some LED lighting. There are 3 allocated parking spaces in front of the offices.

**ACCOMMODATION**

Approximate IPMS 3 (net internal) floor area

**Total**

**1,691 sq ft**

**157.09 sq m**

**TERMS**

The premises are available on a new full repairing and insuring lease at an initial rent of £17,000 per annum exclusive.

**RENT**

£17,000 per annum

**RATES**

To be assessed.

**EPC**

EPC rating E102. A copy of the EPC is available on request.

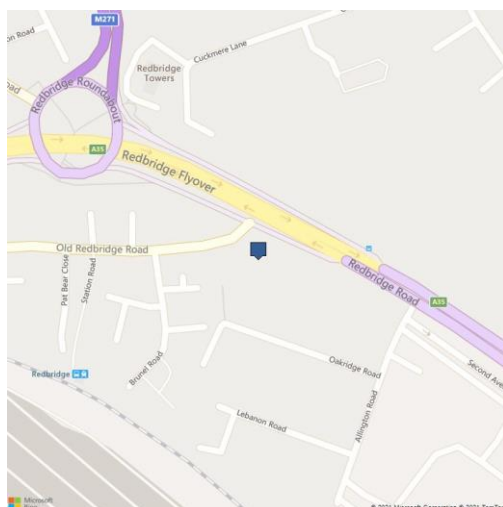
**LEGAL COSTS**

Parties to pay their own legal costs.

**VAT**

We are advised that VAT will be payable.

## Surety House, Old Redbridge Road, Southampton, Hampshire, SO15 0NE



### VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Lauren Udall**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 15-Apr-21 File Ref: 3698

Subject to Contract

Regulated by RICS

