

# To Let

- Modern office space
- Good Car Parking
- Open Plan Offices
- Easy Access to M27
- Modern Space



Marina Offices with Stunning Views

1,549 - 4,881 sq ft (143.9 - 453.44 sq m)

Saxon House, Saxon Wharf, Lower York Street, Southampton, Hampshire,  
SO14 5QF

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

Saxon House, Saxon Wharf, Lower York Street, Southampton,  
Hampshire, SO14 5QF

## Description

Unit 2 is a ground floor suite of mostly open plan, modern office space. There are some private meeting rooms and offices. Units 3 and 4 are first floor suites. There is a wrap around balcony and spectacular views of the marina from each office.

The offices are double glazed, with central heating. There is some LED lighting, raised access, carpeted floors, some perimeter trunking. The offices share a communal kitchenette and male and female WC's. There is a passenger lift.

Each office has 6 allocated car parking spaces.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Unit 2	1,549	143.9
Unit 3	1,666	154.77
Unit 4	1,666	154.77
<b>Total</b>	<b>4,881</b>	<b>453.44</b>

## Energy Performance Certificate

EPC to be provided.



## Terms

Unit 2 is available on a new full repairing and insuring lease at an initial rent of £19,400 per annum exclusive.

Unit 3 is available on a new full repairing and insuring lease at an initial rent of £20,800 per annum exclusive.

Unit 4 is available on a new full repairing and insuring lease at an initial rent of £20,800 per annum exclusive.

## Service Charge

There is a service charge payable in respect of this property. The service charge is capped at £7.50 per sq ft. Further information is available on request.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £21,000 for Unit 2 and £22,000 for Unit 3 and 4. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

## VAT

We are advised that VAT will be payable.



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## Location

The property is located in Saxon Wharf which is accessed from Lower York Street approximately 1.5 miles south east of Southampton City Centre. This marina location provides a busy environment for numerous marine related businesses. The M27 Junction 5 is approximately 4 miles to the north.

## Contact/Viewing details

Strictly by appointment through joint sole agents KEYGROVE  
CHARTERED SURVEYORS or VAIL WILLIAMS

*For all enquiries:*

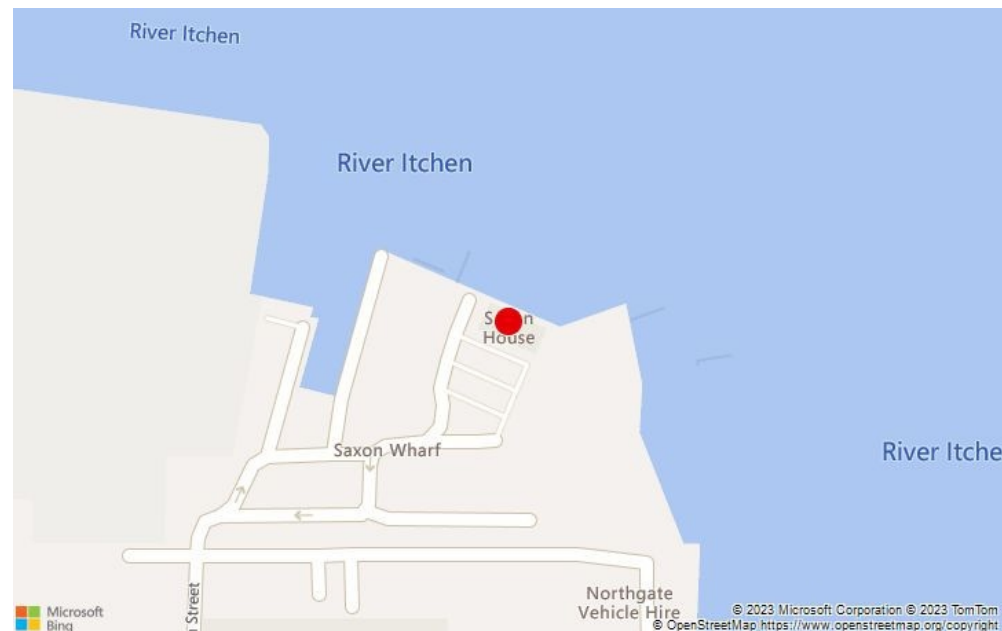
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## Map



## 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. 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 incident 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 100064761

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