

To Let

- Prominent Location
- Close to Waterside
- Air Conditioning
- Good Car Parking
- All Class E Uses Welcome



Office / Retail Unit

1,189 sq ft (110.46 sq m)

Unit 7, Centenary Plaza, Southampton, Hampshire, SO19 9UL


Keygrove
www.keygrove.com
023 8063 5333

Description

This property is configured at ground floor level, with glazed frontage to the public square. It would be suitable for a variety of retail / office uses.

The property benefits from LED lighting, air conditioning, raised access flooring and a mix of carpet and lino flooring. There are 2 WCs within the property, a kitchenette and ample car parking.

Local occupiers include Lidl, Vivid Beauty, Mettricks and the public library.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	1,189	110.46

Energy Performance Certificate

EPC to be provided.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £20,200 per annum exclusive. We are advised VAT will be payable.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and understand that the Rateable Value of the property is £15,750.



Location

Centenary Quay is the new mixed use development located in Woolston, Southampton on the east side of the River Itchen. The premises is located 6 miles from the M3 and 5 miles from the M27. Southampton Central station is 2.5 miles away while Southampton Airport is approximately 5 miles away. The premises is within the new development.

For all enquiries:

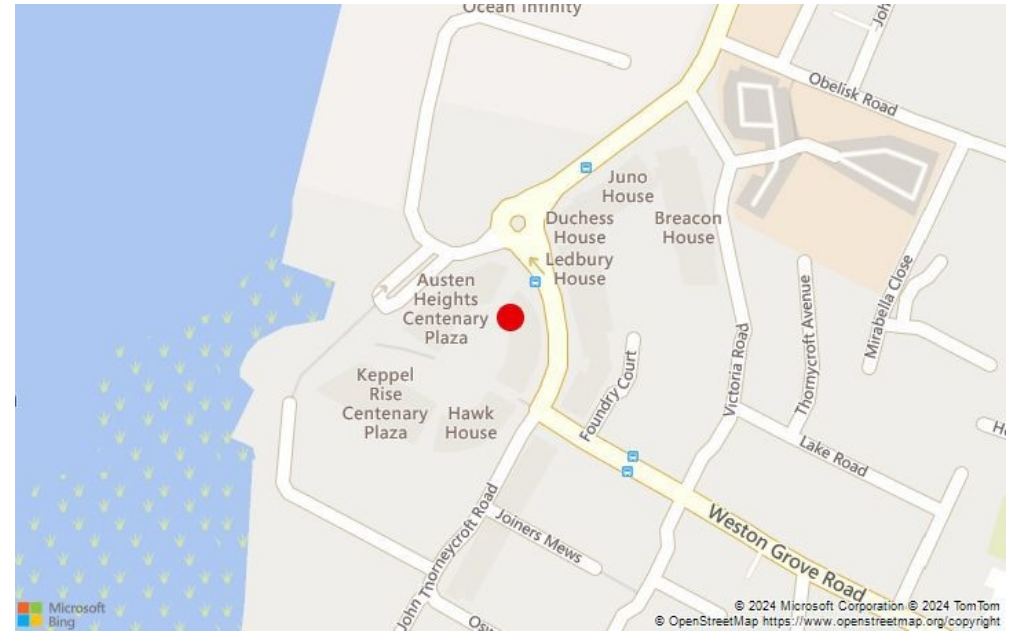
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Map



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

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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