

# To Let

- Air conditioning
- Double glazing
- Free Car Parking in close proximity
- Prominent location with High Street Frontage



First Floor Offices

1,100 sq ft (102.19 sq m)

First Floor, 91a Shirley High Street, Shirley, Southampton, Hampshire, SO16 4EX

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

## Description

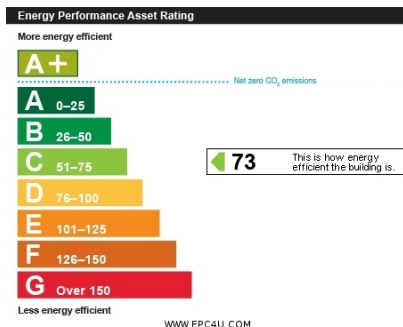
First floor offices with an entrance from Shirley High Street and a rear entrance to a shared parking area. The offices benefit from UPVC double glazing, air conditioning units, suspended ceiling, LED lighting, fitted carpets and a fitted kitchenette. There are separate ladies and gents WC's. There is unregulated car parking at the rear of the property as well as short term free parking in the neighbouring Council car park adjacent to the Sainsbury's supermarket.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>1,100</b>	<b>102.19</b>

## Energy Performance Certificate

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





### Terms

The premises are available on a new internal repairing and insuring lease at an initial rent of £14,300 per annum exclusive.

### Service Charge

There is no service charge payable in respect of this property.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £10,250. We recommend that prospective tenants verify this with the Valuation Office.

### VAT

We are advised that VAT will not be payable.



First Floor, 91a Shirley High Street, Shirley, Southampton,  
Hampshire, SO16 4EX

## Location

Shirley is a busy suburb of Southampton and Shirley High Street is the main retail thoroughfare. Southampton city centre is within 1.5 miles and Southampton central railway station is within 1 mile. The offices are located close to the precinct and Sainsbury's supermarket.

*For all enquiries:*

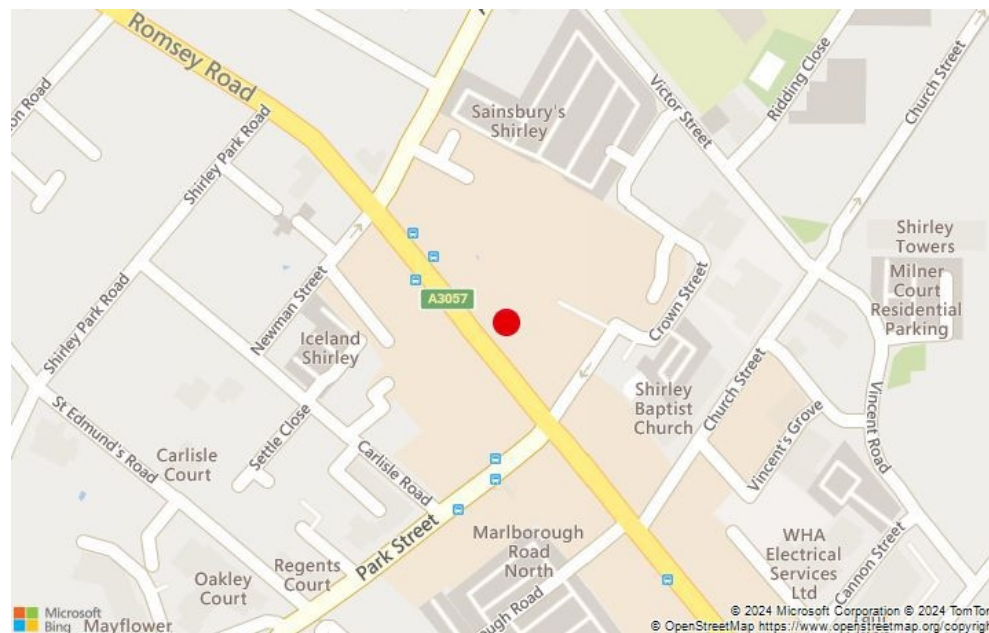
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## Map



## 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

Date published 19-Jun-2024

