

TO LET

Period Office with Stunning Views



Bugle House, Bugle Street, Southampton, SO14 2LF

- Characterful Office Space
- Close to Southampton Docks
- Rear Enclosed Garden
- Available as a whole or on a floor by floor basis

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

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.

DESCRIPTION

Bugle House is a Grade 2* period office building located in close proximity to Town Quay. The building is arranged over three floors with some basement storage and a plant room. There are period features throughout the property which benefits from central heating, some LED lighting, some perimeter trunking. There are a number of staff WC's and one shower room. The property has kitchens on the ground and second floors. There are stunning views of Southampton Water and a rear enclosed garden.

LOCATION

Bugle Street is north of Town Quay and accessed via the A33 which connects The Western Docks to Southampton Port with Ocean Village in the east.

Southampton City Centre and West Quay Shopping Centre are within 10 minutes walk.

The M3 motorway is approximately 4 miles to the north and Junction 3 of the M27 is approximately 5 miles to the north west.

There is a shuttle bus service between Southampton Central Train Station and Town Quay which runs approximately every 30 minutes.

RATES

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £24,000

EPC The Property is Listed No EPC required

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,583	147.08
First Floor	768	71.32
Second Floor	710	65.99
Attic	458	42.59
Basement Storage and Plant Room	616	57.19
Total	4,135	384

TERMS

The premises are available on a new full repairing and insuring lease at an initial rent of £48,000 per annum exclusive.

VIEWING Strictly by appointment through sole agents:

Andrew Archibald 023 8063 5333 ada@keygrove.com
Lauren Udall 023 8063 5333 lu@keygrove.com





Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

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.

Date: 4-May-21

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Regulated by RICS