



Overline House
SOUTHAMPTON

TO LET

City Centre Offices

1,196 sq ft - 12,325 sq ft
(111 sq m - 1,145 sq m)



FULLY REFURBISHED OFFICES

Adjacent to Southampton Central Station, close to a selection of excellent bars, coffee shops and restaurants and within walking distance of the city centre retail district.

OVERLINE HOUSE BLECHYNDEN TERRACE SOUTHAMPTON SO15 1GW



Overline House

S O U T H A M P T O N

FULLY REFURBISHED OFFICES

Adjacent to Southampton Central Station, close to a selection of excellent bars, coffee shops and restaurants and within walking distance of the city centre retail district.

Description

Overline House is an impressive office building in a commanding position, located directly opposite Southampton Central Railway Station.

Accessed via Blechynden Terrace, the ground floor entrance leads to a shared reception area with two passenger lifts and stairs to all floors. The recent refurbishment of the fourth floor has been carried out to a very high standard.

Location

Overline House is located adjacent to Southampton Central Station within one of the city's main business districts. A selection of excellent bars, coffee shops and restaurants are close by and the famous Mayflower Theatre is only a stones throw from the property.

Overline House is within walking distance of the city centre retail district with its wide range of nationally recognised stores, as well as a growing number of individual boutique shops. In addition to the theatre, Southampton boasts many excellent venues for evening entertainment including two multi-screen cinemas and live music venues.

Key

- | | |
|--------------------------------|-------------------------|
| 1 O2 Guildhall | A Capita |
| 2 Ocean Village | B Carnival |
| 3 Mayflower Theatre | C Quilter |
| 4 WestQuay Retail Park | D DWP |
| 5 Southampton Central Station | E Womble Bond Dickinson |
| 6 National Oceanography Centre | F Paris Smith |



Ocean Village

Shopping & Leisure

Entertainment & Travel

Surrounding occupiers

- BBC South
- Mott MacDonald
- Quilter
- Marine Coastguard Agency
- South West Trains
- University of Southampton
- Cunard
- BAT

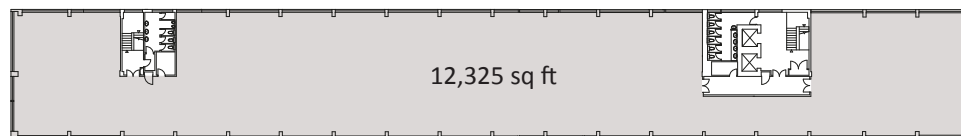
Specification

- Fully refurbished*
- Comfort cooling*
- Central heating
- Perimeter trunking
- Two passenger lifts
- Disabled toilets
- Male and female
- WCs on each floor
- 1:1000 sq. ft. parking ratio

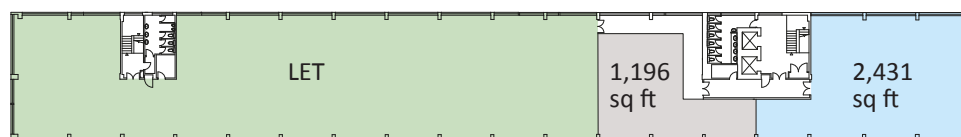
*4th floor only



1. Refurbished entrance.
2. Reception.
3. Looking through the West Wing.
4. The West Wing.
5. The East Wing.
6. Looking through the East Wing towards the West Wing.
7. Refurbished Washrooms
8. View from the 4th floor looking towards Commercial Road.



Second Floor



Fourth Floor

Accommodation	
Second Floor	12,325 sq ft (1,145 sq m)
Third Floor	2,680 sq ft (249 sq m)
Fourth Floor	1,196 sq ft (111 sq m)
Fourth Floor	2,431 sq ft (226 sq m)

All floor areas are approximate and are quoted on a net internal basis. They are measured in accordance with the RICS Code of measuring Practice (6th Edition).

Region

£1.6 billion of inward investment has transformed Southampton and the Solent region into a thriving city. The area is recognised as the south coast's leading commercial conurbation offering businesses opportunities for growth and the perfect work/life balance for their employees.

With excellent communications, including direct rail links to London Waterloo (with a journey time of approximately 70 minutes) and swift access to the M27/M3 interchange and the UK motorway network, the city is very accessible. Less than 5 miles from **Overline House** is Southampton Airport with regular flights to airports throughout the UK and most major European cities.

If your business operates locally, regionally, nationally or internationally, **Overline House** in Southampton is the perfect location.



Road

Southampton Airport	6 miles
Winchester	14 miles
Heathrow Airport	68 miles
Central London	79 miles

Rail

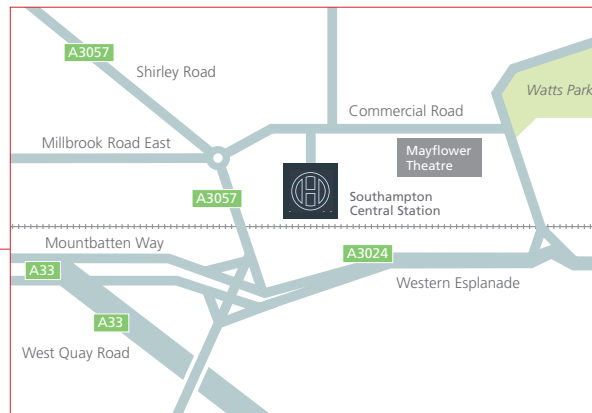
London Waterloo	90 mins approx.
-----------------	-----------------

Air

Southampton International Airport provides services to a number of cities in the UK, Dublin and mainland European destinations.

Sea

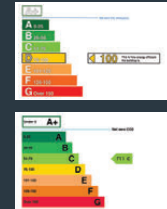
Continental ferry services are available from Poole (36 miles) and Portsmouth (20 miles).



Overline House

S O U T H A M P T O N

- Lease**
 New full repairing and insuring leases available for a term and rent to be agreed.
- Legal costs**
 Each party to be responsible for their own legal costs incurred in the transaction.
- Energy Performance Certificates**
 EPC certificates are available upon request.
 Second Floor: D-100.
 Third Floor: TBC.
 Fourth Floor: C-71.
- Viewing**
 Strictly by appointment through the joint sole agents:



Steven Williams
 07761 082986
 steven.williams@realest.uk.com

Emma Lockey
 07825 357481
 emma.lockey@cbre.com

Realest and CBRE give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared 03/2022.