



HELLIER  
LANGSTON  
Commercial Property Consultants

**TO LET**

**RENT ONLY £10 SQ FT**

## Modern Offices with ample car parking

Ground Floor North & South Wing, Hercules House, Merlin Quay,  
Hazel Road, Southampton SO19 7GB



## KEY FEATURES

- 187.04 Sq M (2,013 Sq Ft) up to 471.21 Sq M (5,072 Sq Ft)
- Air conditioning
- 15 Car parking spaces
- All mains services
- Male and Female WCs
- Passenger lift
- Perimeter trunking
- Suspended ceilings with LED lighting

Call us on: 02382 022 111

Visit: [www.hlp.co.uk](http://www.hlp.co.uk)

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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## Ground Floor North & South Wings, Hercules House, Merlin Quay, Hazel Road, Southampton SO19 7GB

### Description

The premises comprise a modern, purpose built, two storey office building with profile metal clad elevations under a mono pitched profile metal roof. Internally the space is divided into four wings, either side of a central core providing male female and disable WCs, as well as a large reception area on the ground floor.

### Specification

- Carpeted concrete floors
- Suspended ceilings incorporating flat panel LED lighting panels
- Tea / Coffee point
- Perimeter trunking
- Air conditioning
- Double glazing
- Car parking ratio of 1:200 sq ft plus 2 visitor spaces and 3 disabled spaces

### Business Rates

We estimate that each suite will have the following Rateable Values

Ground floor north wing - £38,800

Ground floor south wing - £25,500

### Service Charge

A service charge will be levied to cover the cost of external maintenance, cleaning and lighting of the communal areas as well as heating, lighting and small power within the suites. The current level is £7.50 sq ft.



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### Accommodation

	Sq M	Sq Ft	Car Parking Spaces
Ground floor north wing	284.17	3,059	15
Ground floor south wing	187.04	2,013	9
First floor north wing	LET		
First floor south wing	LET		
<b>Total Net Internal Area</b>	<b>471.21</b>	<b>5,072</b>	

### Rent

£30,000 per annum

### Terms

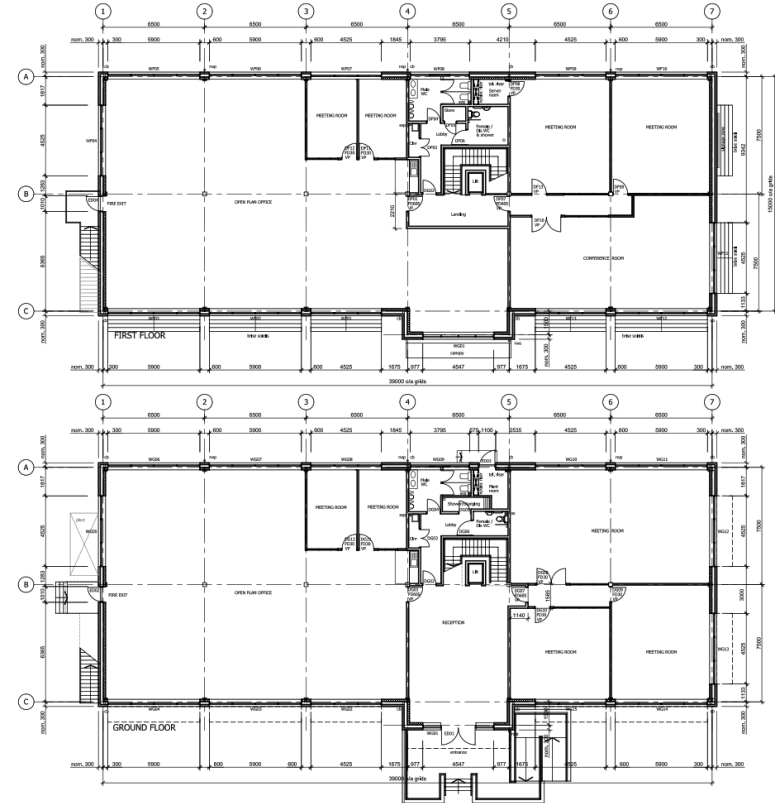
The premises are available either as a whole or in part by way of a new effectively Full Repairing and Insuring lease for a term to be agreed

### EPC

B-50

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



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## Location

The premises is located on Hazel Road in Woolston approximately 100m north of the junction with Sea Road. Access to central Southampton is via the Itchen Toll bridge (approx. 1.9 miles) or via Northam Bridge (approx. 3.2 miles. Access to the M27 is via Jct. 8, approx. 3.5 miles to the west.

## Viewing

Strictly by appointment with the sole agents:

Hellier Langston  
Matthew Poplett  
07971 824525  
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