

ROMAN LANDING, 35-37 ST. MARYS PLACE, SOUTHAMPTON, SO14 3HY

OFFICE TO LET

2,765 TO 11,060 SQ FT (256.88 TO 1,027.51 SQ M)

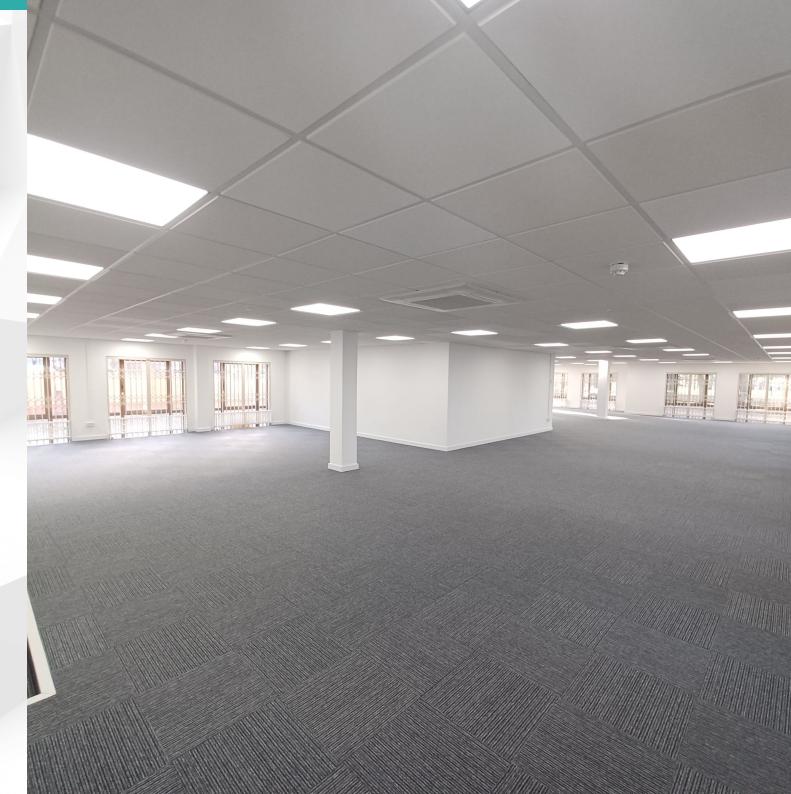


Summary

Newly Refurbished Office Space

| Available Size | 2,765 to 11,060 sq ft | | |
|-------------------|---|--|--|
| Rent | £14.80 per sq ft | | |
| Rates Payable | £1.78 per sq ft New RV from 1 April 2023 | | |
| Rateable Value | £38,500 | | |
| Service Charge | A service charge is payable. Information is available on request. | | |
| VAT | Applicable | | |
| Legal Fees | Each party to bear their own costs | | |
| EPC Rating | Upon Enquiry | | |

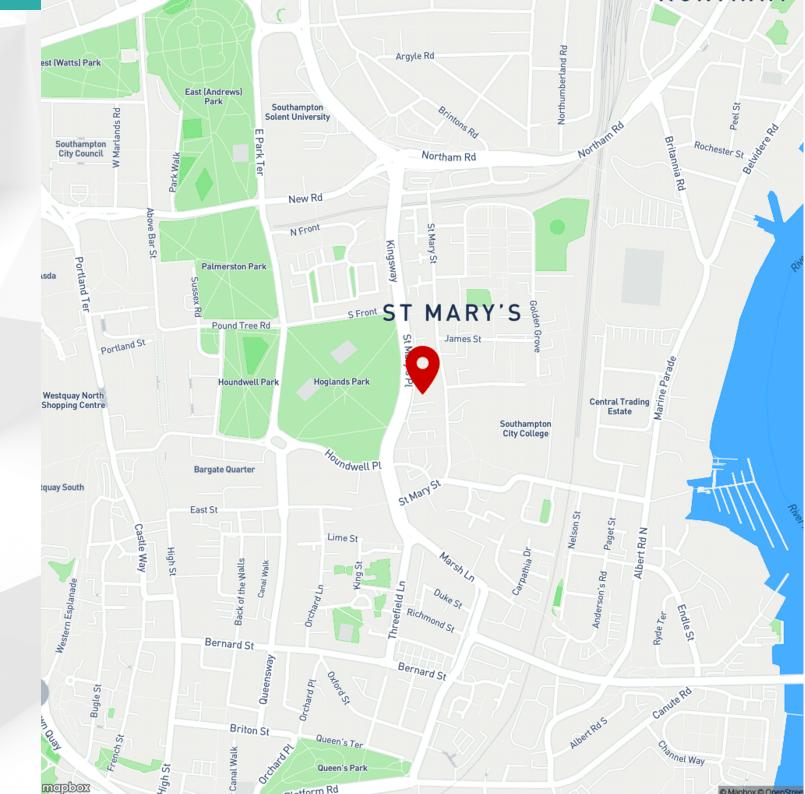
- Open Plan Office Space
- Full Access Raised Floor
- Parking Onsite
- Air Conditioning & LED Lighting



Location

Roman Landing 35-37 St. Marys Place, Southampton, SO14 3HY

The property is conveniently located off Kingsway, which is the inner ring road around Southampton city centre providing easy access to the M3 and M27. The M3 motorway connects Southampton to London, while the M27 provides connectivity to Portsmouth and Bournemouth. Southampton Central station is located approximately 1 mile to the east and provides regular direct rail services to London Waterloo (1hr 20 mins)





Further Details

Description

A fully refurbished modern, open plan office with ground floor suites available. The property benefits from new air conditioning, raised floors and LED lighting. The office suites could be split, and flexible terms are available. There is excellent onsite parking. together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------|--------|----------|--------------|
| Ground | 2,765 | 256.88 | Available |
| 2nd | 2,765 | 256.88 | Available |
| 3rd | 2,765 | 256.88 | Available |
| 4th | 2,765 | 256.88 | Available |
| Total | 11,060 | 1,027.52 | |

Viewings

Viewings are available by appointment only.

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner



Enquiries & Viewings



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Vail Williams 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 coordance 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 he 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. Generated on 20/10/2023

