



**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



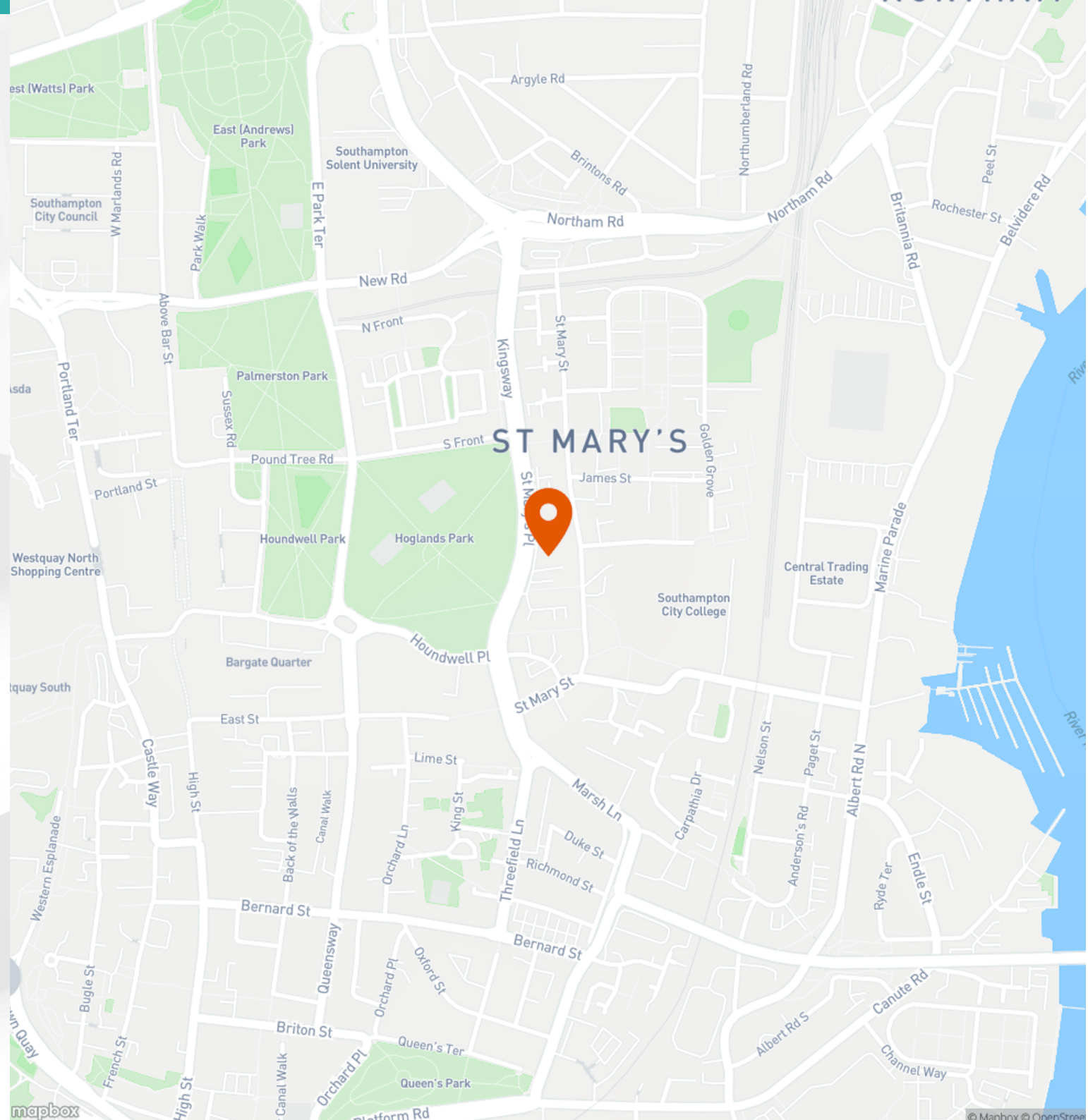


# Location



**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.

## 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
<b>Total</b>	<b>11,060</b>	<b>1,027.52</b>	

## 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 together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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