



11 The Avenue
SOUTHAMPTON, SO17 1XF



Fully Furnished

TO LET

Prominent Office Building
Excellent Location – Short Distance from Southampton City Centre
2980 ft² (276.85 m²)



Description

A prominent detached building located in a prime position just a short distance from Southampton City Centre. The available accommodation is situated on the ground floor and comprises open plan office space positioned around the core. The property has undergone a complete refurbishment and includes new air conditioning, ceiling and lighting systems and new WC and shower facilities. The offices benefit from an abundance of natural light with windows on all elevations. The building benefits from a 1GB fibre line connection through Virgin Media. The available space is available to sublet fully furnished.

Specification

- Refurbished Prominent Detached Office Building
- Air Conditioning System
- Glazed Entrance Lobby
- LED Lighting
- WC & Shower Facilities
- Dedicated 1GB Fibre Line to Building
- EPC Rating – C71
- Available Accommodation Fully Furnished



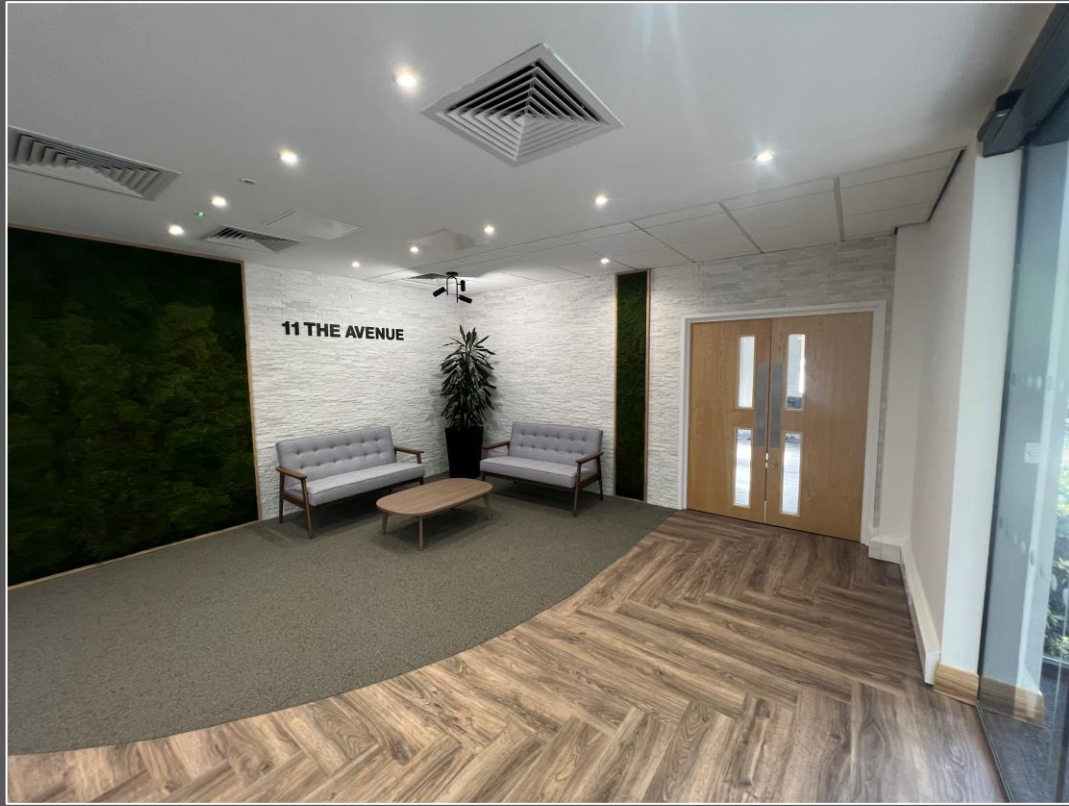
Floor Area	Sq Ft	Sq M
Second Floor Offices	2,980	276.85
TOTAL (Measured in Accordance with IPMS)	2,980	276.85



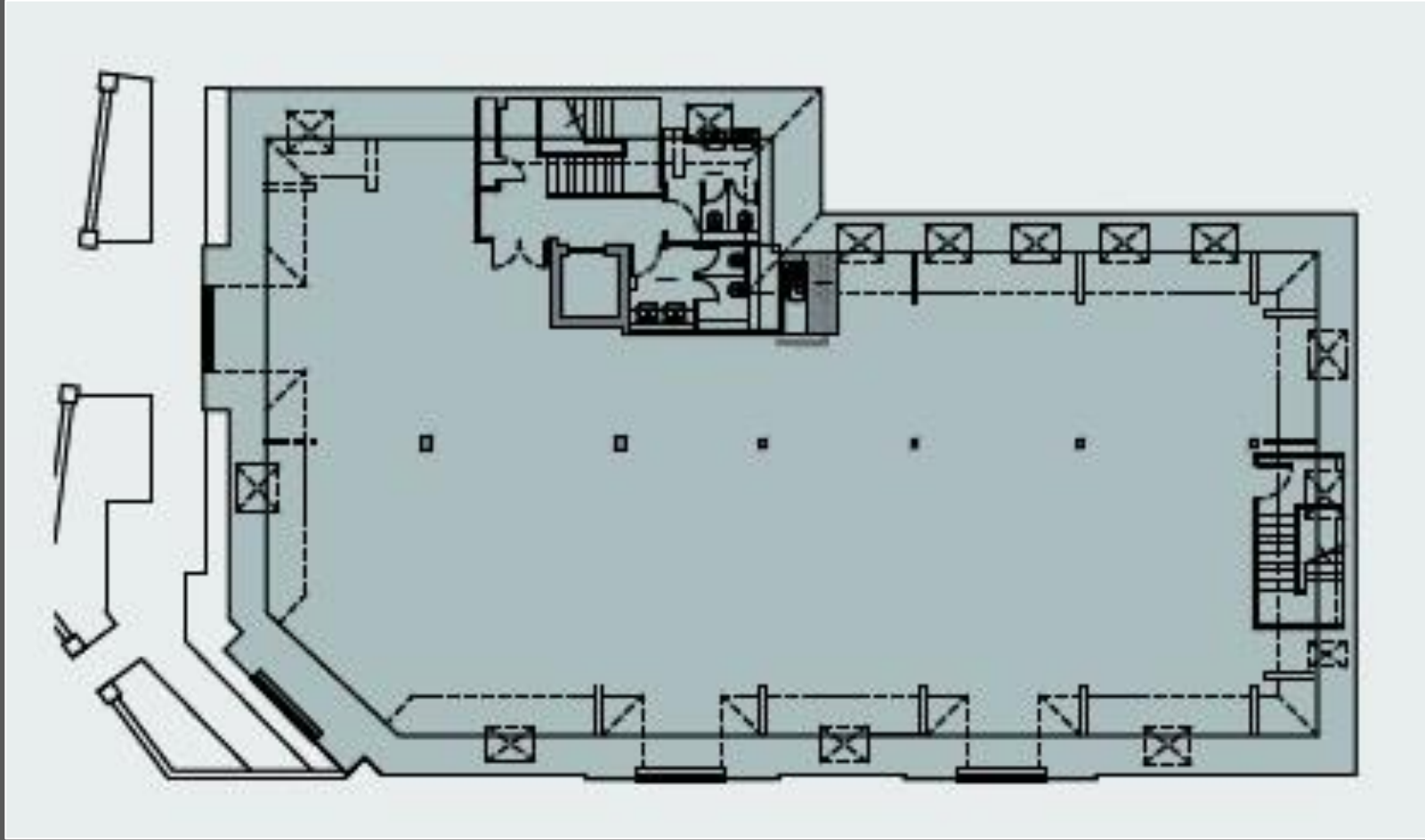








New Ground Floor Reception



Available Accommodation – Floor Plan



Location

11 The Avenue is situated on one of the main arterial routes, on the corner of The Avenue and Middle Street, in and out of Southampton which connects the city to the M3 and M27 motorway networks with approximately 20,000 cars travelling past this building on a daily basis. There are a wide range of commercial users in the vicinity which includes office occupiers, retailers, hotels and a large residential population. Situated just outside of the City Centre, facilities are within easy access. London Road is within 0.3 miles of the building which provides convenience stores and other facilities. The property is situated south of Southampton Common, a Site of Special Scientific Interest, which provides 365 acres of parkland and woodland and is just a short distance from 11 The Avenue.

Terms

The property is available to sublet. Rent and terms on application.

Business Rates

All enquiries to Southampton City Council (<https://www.gov.uk/correct-your-business-rates>).



Destinations	Miles
Southampton Railway Station	0.9
Junction 5, M27	3.2
Junction 14, M3 (for M3/M25)	2.9
Southampton Airport	3.8
Southampton Civic Centre	0.7
London Road Amenities	0.3



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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