



**11 The Avenue**  
SOUTHAMPTON, SO17 1XF

 realest

**Fully Furnished**

**TO LET**

**Prominent Office Building**  
**Excellent Location – Short Distance from Southampton City Centre**  
**Second Floor - 4,406 ft<sup>2</sup> (409 m<sup>2</sup>)**



## Description

A prominent detached building located in a prime position. The available accommodation is situated on the second floor and comprises fully fitted and cabled office space available on a sublet basis. The property has undergone a complete refurbishment and includes new air conditioning, ceiling grid, LED lighting, WC's and shower facilities. The building has an abundance of natural light and also benefits from a 1GB fibre line connection through Virgin Media.

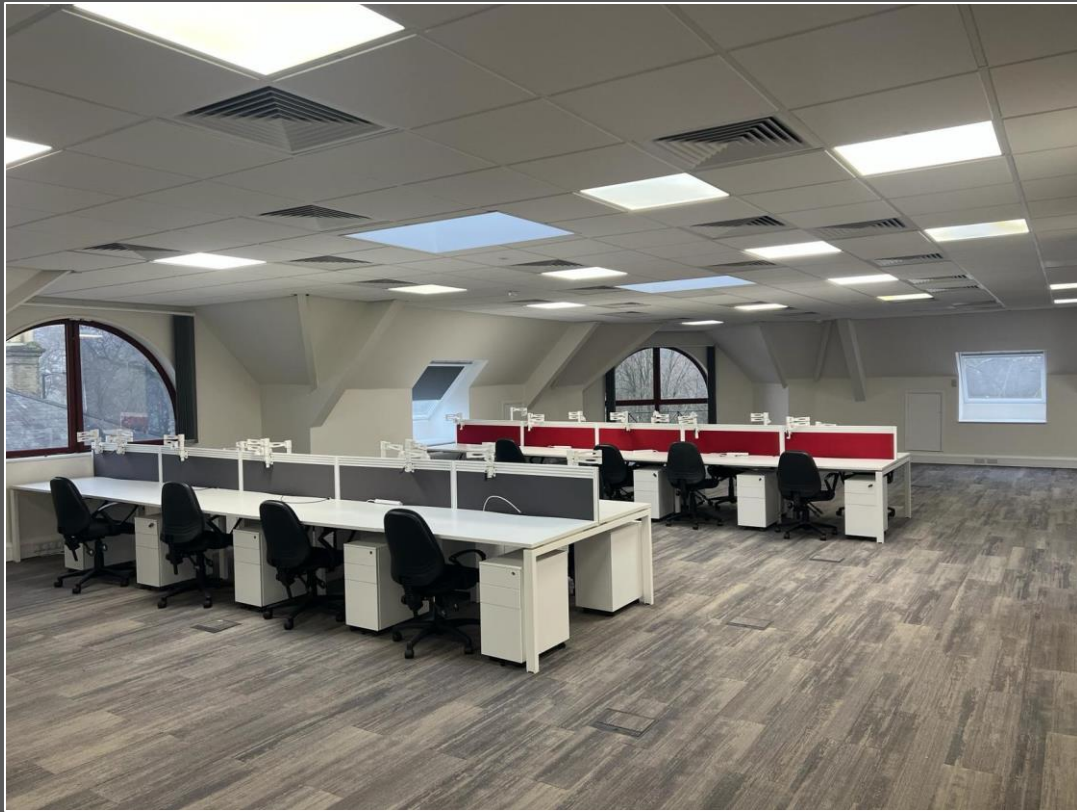
## Specification

- Completely Furnished with Desking and Chairs
- Multiple Meeting Rooms
- Air Conditioning System
- LED Lighting
- WC & Shower Facilities
- Dedicated 1GB Fibre Line to Building
- EPC Rating – C71
- Generous Allocated Parking



Floor Area	Sq Ft	Sq M
Second Floor Offices	4,406	409
<b>TOTAL</b>	<b>4,406</b>	<b>409</b>





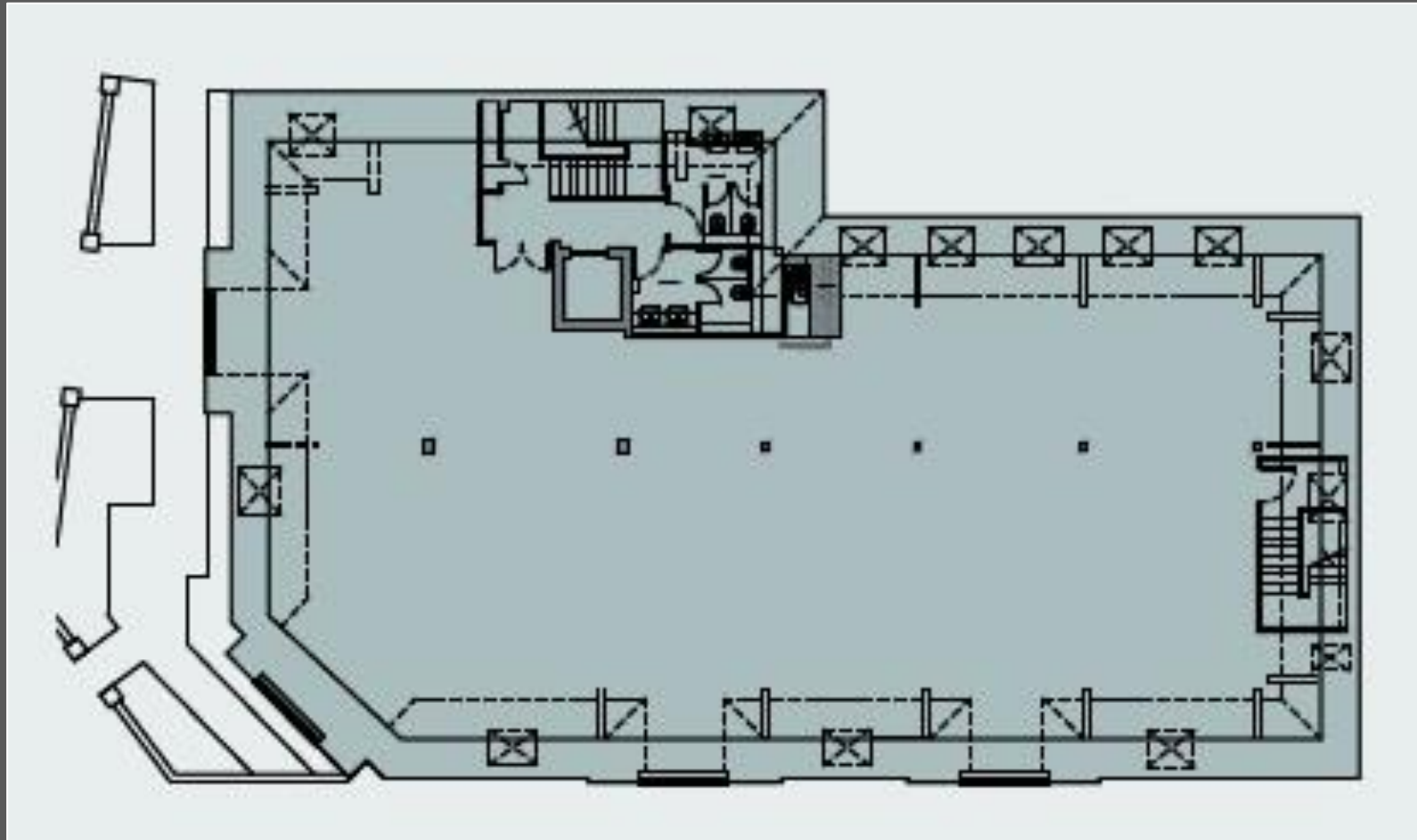






New Ground Floor Reception





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 at a rent of £35.00 psf.

## 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



11 The Avenue, Southampton

SAT NAV: SO17 1XF

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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