
TO LET

**Grosvenor House, Grosvenor Square
Southampton SO15 2BE**

Prestigious City Centre Office Suite

**6,200 Sq Ft
(576 Sq M)**

Grosvenor House, Grosvenor Square, Southampton SO15 2BE

DESCRIPTION

Grosvenor House provides exceptional office accommodation over three floors in this most sought after of locations. There is one suite available benefitting from a superb aspect overlooking Grosvenor Square. The building has a manned reception, contemporary WC and shower facilities with lift and stairs to upper floors. Bedford Place has recently undergone improvements to create attractive and accessible pedestrianised areas. A multi storey car park is close by and Southampton Central Train Station is within walking distance.

- ✓ High Quality Reception
- ✓ 7 Car parking spaces
- ✓ Air Conditioning
- ✓ Raised Access Flooring
- ✓ Recessed LED Lighting
- ✓ 2 Car Charging Points
- ✓ Cycle Parking
- ✓ WCs & Showers



Typical refurbished floor

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor Suite 1	6,200	576
Total	6,200	576

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new Full Repairing and Insuring Lease at £30 per sq ft, for a term to be agreed.

EPC

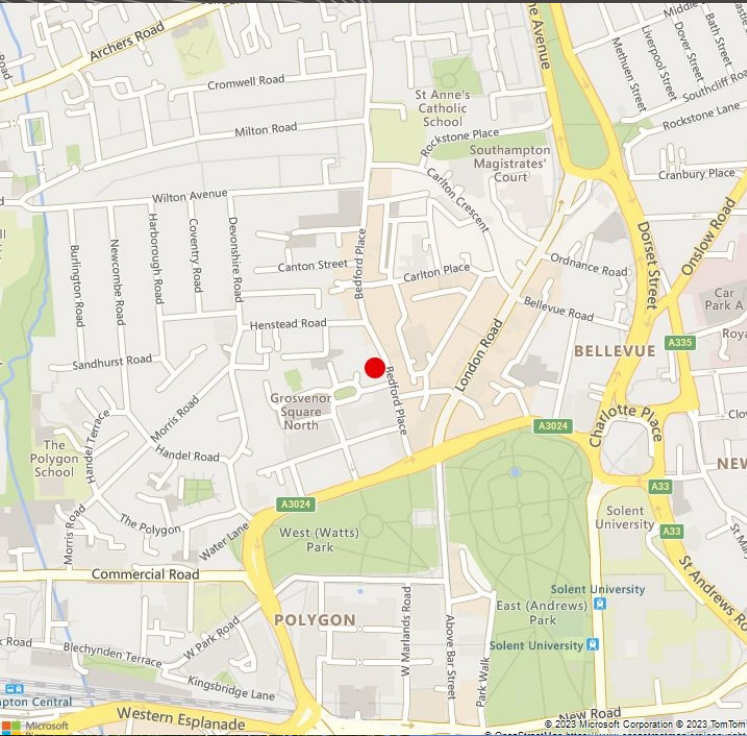
The Energy Performance Asset Rating is B (29).



GROSVENOR
HOUSE

GH

Grosvenor House, Grosvenor Square, Southampton SO15 2BE



LOCATION

Grosvenor House is close to the A33, the main route into Southampton from the M3, approximately 4 miles to the north. The M27 can be accessed at Junctions 5 (Southampton Airport), 7 and 8 which are within approximately 3.5, 4.5 and 5 miles respectively. Grosvenor Square is situated to the north of Watts Park close to all the main city centre facilities.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk



**Vail
Williams**

Nik Cox
07870 557410
ncox@vailwilliams.com

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 21-Nov-2023