



**7 MEDINA CHAMBERS, TOWN QUAY, SOUTHAMPTON,  
SO14 2AQ**

**OFFICE TO LET**

**1,514 SQ FT (140.66 SQ M)**



# Summary

## OFFICE SPACE IN PROMINENT WATERSIDE LOCATION

Available Size	1,514 sq ft
Rent	£21 per sq ft
Rates Payable	£6.34 per sq ft
Rateable Value	£18,750
Service Charge	£13,032.28 per annum
EPC Rating	C (64)

- High quality office space
- 4 car parking spaces
- Open plan floor plate
- Kitchenette facility
- Views over Southampton water
- Central Southampton location
- Walking distance to Ferry
- Walking distance to train station

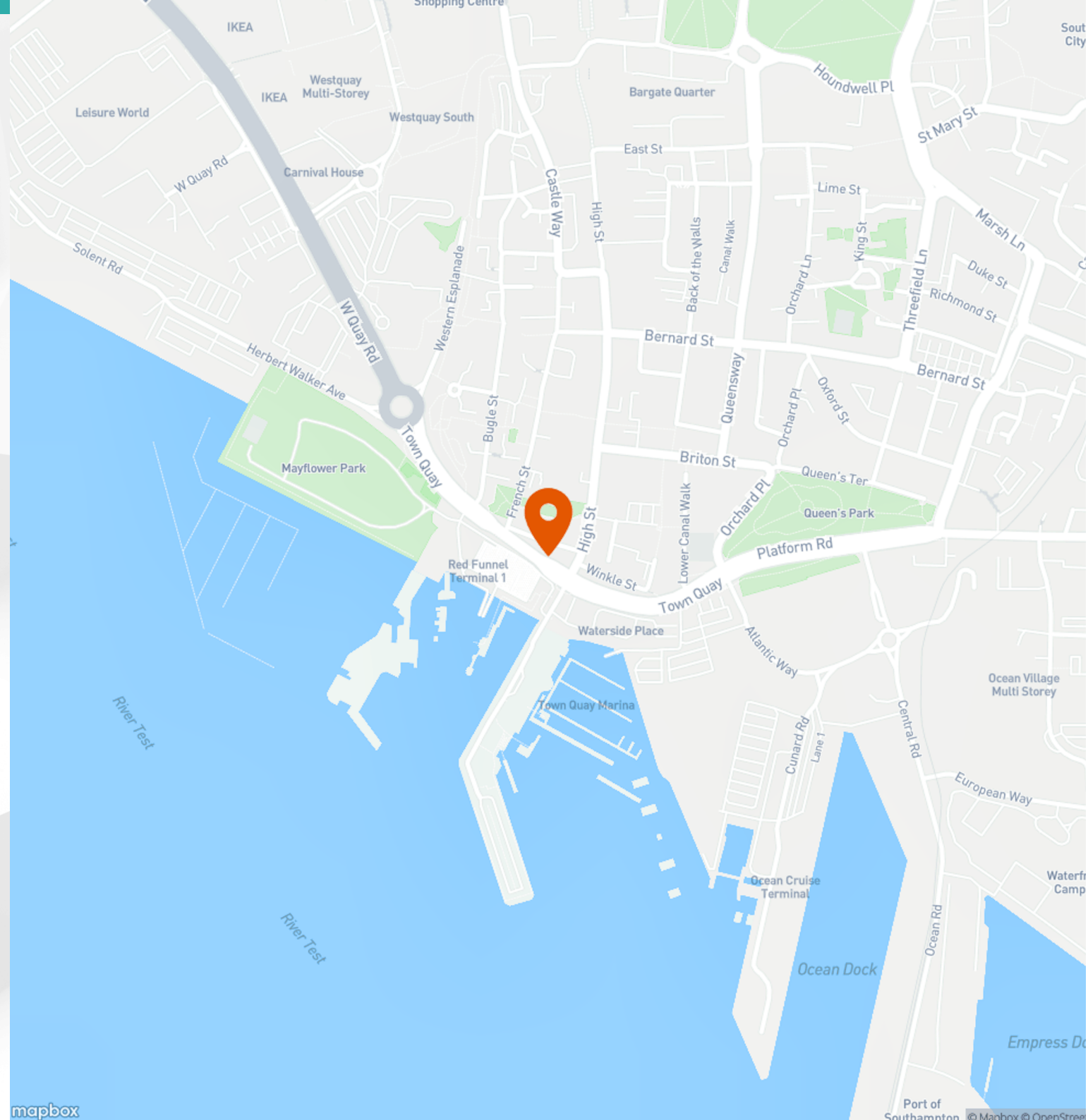


# Location



**7 Medina Chambers Town Quay, Southampton, SO14 2AQ**

Medina Chambers is based just off Town Quay Road, adjacent to Town Quay Marina. Located just 1.2 miles from Southampton train station and around 5 miles from the M27, the property is easily accessible.





# Further Details

## Description

Medina Chambers is a first floor office suite based within Town Quay, Southampton's premier waterfront location. The suite is accessed via a shared ground floor lobby leading to a lift and staircase to the first floor. The suite provides open plan accommodation with a suspended ceiling, lighting, gas central heating and perimeter and floor trunking for data and power distribution. Medina Chambers also benefits from shared male and female WCs and a shared kitchenette facility.

## Viewings

Strictly by appointment via the joint sole agents.

## Terms

Available on a new lease direct from the landlord.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

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

## AML

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.

## Joint Sole Agent

Emma Lockey - CBRE Ltd  
07825 357481  
emma.lockey@cbre.com





## Enquiries & Viewings



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