



**SAXON HOUSE, SAXON WHARF, SOUTHAMPTON, SO14  
5QF**

**OFFICE TO LET**

**1,549 TO 4,881 SQ FT (143.91 TO 453.46 SQ M)**





# Summary

## OFFICE SPACE WITH MARINA VIEWS

Available Size	1,549 to 4,881 sq ft
Rent	Rent on application
Business Rates	Circa £6.84 per sq ft
Service Charge	Capped at £7.50 per sq ft
EPC Rating	E (118)

- Easy access to Southampton city centre and A27
- 6 car parking spaces per suite
- Flexible lease terms
- Communal kitchenette
- Passenger lift
- Open plan
- Marina views



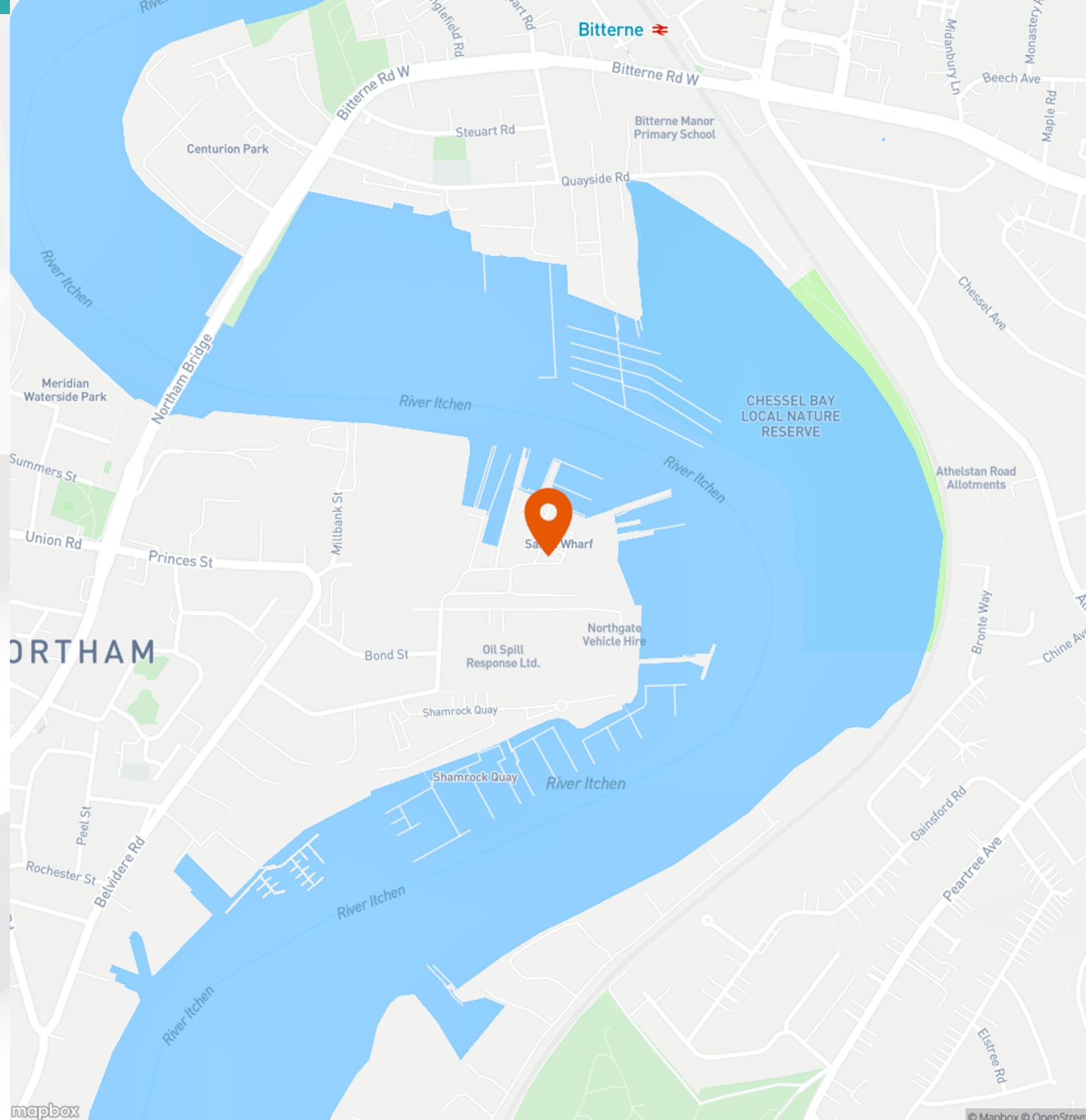
# Location



**Saxon House Saxon Wharf,  
Lower York Street,  
Southampton, SO14 5QF**

The property is situated in Saxon Wharf, off Lower York Street, approximately 1 mile north east of Southampton city centre.

Neighbouring occupiers include Oyster Yachts, Merchant Agency and Ocean Sports Tuition.



# Further Details

## Description

The building is arranged as offices to ground and first floor, with communal kitchenette, separate male/female toilets, and a 4-person passenger lift.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 2 - Ground Floor	1,549	143.91	Under Offer
Unit - 3 - First Floor	1,666	154.78	Available
Unit - 4 - First Floor	1,666	154.78	Available
<b>Total</b>	<b>4,881</b>	<b>453.47</b>	

## Specification

Raised floor  
Wrap around balcony  
Central heating  
Double glazed sliding windows  
Comfort cooling cassettes  
Recessed strip lighting

## Viewings

Strictly by appointment through the sole agent.

## Terms

A new FRI lease is available on terms to be agreed.

## 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

The tenant is to pay £525, plus VAT, towards the landlord's 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

Lauren Udall, MRICS  
Keygrove  
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## Enquiries & Viewings



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