



Fully Fitted - Ready for Occupation

**PART FIRST FLOOR TAGUS HOUSE, SOUTHAMPTON,  
SO14 3TJ**

OFFICE TO LET

1,385 SQ FT (128.67 SQ M)





# Summary

## FULLY FITTED OFFICE SPACE TO LET

|                |   |
|----------------|---|
| Available Size | 1,385 sq ft                                   |
| Rent           | £30 per sq ft                                 |
| Rates Payable  | £9.95 per sq ft<br>Based on 2023<br>valuation |
| Rateable Value | £25,250                                       |
| Service Charge | £7.32 per sq ft                               |
| EPC Rating     | A (20)  |

- Fully fitted and ready to occupy
- 6 car parking spaces
- Located in the popular Ocean Village area of Southampton



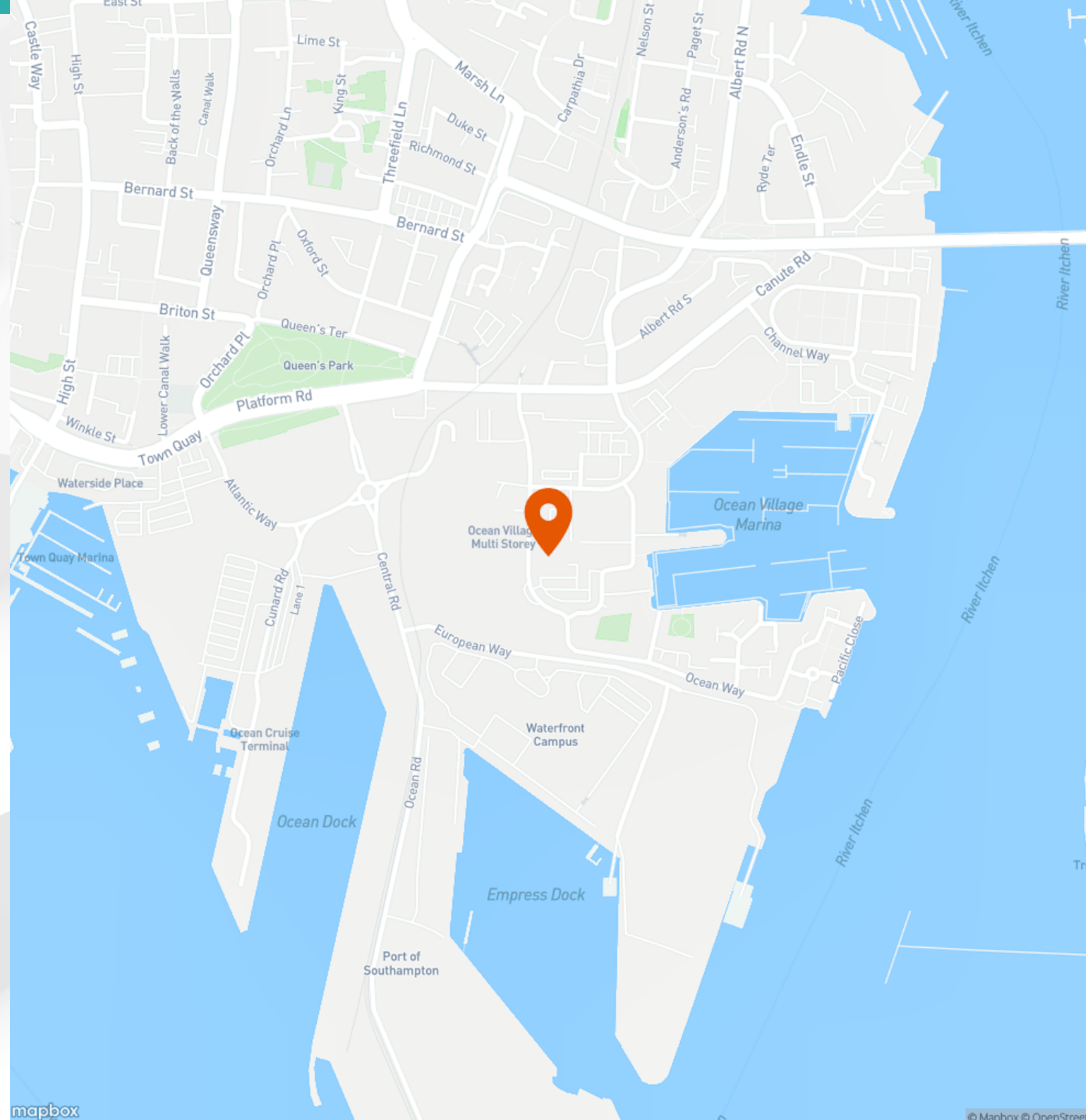


# Location



**Part First Floor Tagus House,  
Ocean Village, Southampton,  
SO14 3TJ**

Tagus House is located within Ocean Village, at the southern end of Central Southampton. To the east is Ocean Village Marina and the River Itchen, and to the west, Southampton Western Docks and Southampton Water/the River Test. Other occupiers in Ocean Village include BDO LLP, PricewaterhouseCoopers LLP, Barclays and the British Marine Federation.







# Further Details

## Description

Tagus House comprises a four storey purpose built office building of steel framed construction with brick elevations under a pitched concrete tile roof. The premises were constructed in the mid 1990s, and provide good, regular shaped and open plan floor plates.

The first floor north wing is fully fitted and ready to occupy.

## Specification

- Air conditioning
- Double glazed windows
- Suspended ceilings
- Passenger lift
- Car parking
- Male and female WC's
- LED Lighting

## Terms

A new FRI lease to be negotiated direct with the landlord.

## Viewings

Strictly by appointment through the joint sole agents.

## 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.

## Anti-Money Laundering

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.

## Property Measurement Standard

All floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

## Joint Agent

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## Enquiries & Viewings



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