



Computer Generated Image

**GROUND FLOOR EAST SUITE, OCEANA HOUSE,
SOUTHAMPTON, SO15 1GA**

OFFICE TO LET

1,879 SQ FT (174.56 SQ M)



Summary

IMPRESSIVE HIGH QUALITY FULLY FITTED CITY CENTRE OFFICE SPACE

Available Size	1,879 sq ft
Rent	£27.50 per sq ft
Rateable Value	£32,822 Interested parties are advised to make their own enquiries of the Valuation Office.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

- Fully fitted office suite
- BREEAM - Very Good
- 24 hour manned reception
- Heating & cooling system
- LED lighting
- Full access raised floors
- Shower block
- Cycle storage and locker facilities
- Parking ratio 1:964 sq ft



Location



**Ground Floor East Suite,
Oceana House, Southampton,
SO15 1GA**

Oceana House is situated in the heart of Southampton's Central Business District in the City Centre. Southampton Central main line railway station is approximately 200 metres from the building and provides regular services to London Waterloo (scheduled travel time of 76 minutes). The building also benefits from excellent communications by road and air. The A33 (The Avenue) can be accessed easily from the building and Southampton International Airport is situated circa 4.5 miles away.





Further Details

Description

Oceana House is a modern prestigious five storey office building with an impressive full height glazed atrium. The available accommodation is situated on the ground floor and benefits from a kitchen, open plan and cellular offices.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - East Suite	1,879	174.56	To Let	Available
Total	1,879	174.56		

Viewings

Strictly by appointment through the sole agent.

Terms

A new FRI lease to be negotiated.

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.



Enquiries & Viewings



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